



Branford Zoning Board of Appeals  
Town of Branford  
Branford, Connecticut 06405

**Legal Notice**

The Branford Zoning Board of Appeals will meet Tuesday December 15, 2020, at 7:00 p.m. via remote technology as authorized by Executive Orders 7B and 7I to conduct Public Hearings on the following applications:

**Old Business**

20/11 – 1. Talia Polino, Owner/Matthew Nobile Reale, Applicant, 29 Hotchkiss Grove Road, (G9/F9-2-6) Var. Sec. 3.4.A – Line 5: Front setback from 30 ft. to 25' 6". (existing 29' 3 1/4 ").) and Line 6: Sideline setback from 15 ft. to 2' 1/4" (3' 6" existing). Also, Waiver of Sec. 8.1. C: Nonconforming to allow Expansion of existing second floor new shed dormer and new front entry portico over existing entry steps. Removal of existing side garage and construction of 1-1/2 story new garage and master bedroom. Continued from November 17, 2020

**New Business**

20/12 – 1. Loredana Pascarella, RCG Associates, LLC. 155 West Main Street, Appeal of ZEO Cease and Desist Order dated September 28, 2020.

20/12 – 2. Natalina and Daniel Zweeres, 186 Laurel Hill Road, (E2-2-1.7 R-5) Var. Sec. 6.11.C – Interior lot setback from 50 ft. to 38 ft. for proposed in-ground swimming pool.

20/12 – 3. Alan and Cynthia Brooks, 94 Stannard Avenue, (C9-8-2 R-3) For the installation of a 10'x16' Carport; Var. Sec. 3.8.B – Line 3: No Accessory structure shall be closer to the street line than the principle structure on the property. Var. Sec. 3.4.A – Line 5: Front line setback from 20.9 ft. to 10ft.

20/12 – 4. Laura Adair, 25 Second Avenue, (G9-20-23 R-3 \*utilizing R-1 Undersized Lot), Var. Sec. 3.4.A – Line 5: Front line setback from 15 ft. to 14.3 ft. (21.8 ft. existing); Line 6: Side line setback from 10 ft. to 3.2 ft. (existing for second floor porch stacked over existing footprint) and Line 10: Max. Lot Coverage from 0.25 to 0.31 (existing 0.256). Also, Waivers of Sec. 6.2.E – Narrow Street and Sec. 8.1.C – Enlargement of nonconformity.

20/12 – 5. Richard and Ellen Skinner, 52 Stannard Avenue, (D9/D10-1-1.2 R-3) Var. Sec. 3.8. B – Line 3: No Accessory structure shall be closer to the street line than the principle structure on the property and a Waiver of Sec. 6.2.E- Narrow Street from 41.5 to 31 ft. for the construction of an accessory garage.

20/12 – 6. Deepti Pradhan and Suresh Shenoy, 15 Millwood Drive, (D3/4/5 R-4) Waiver of Sec. 7H A-2 Survey and Var. Sec. 3.4.A – Line 5: Front line setback from 40 ft. to 33 ft. (43 ft. existing) to add mud room at front entrance.

James Sette  
Chairman

Note: Copies of these applications and supporting materials on file in the Branford Town Hall Planning and Zoning Office for public inspection. At said hearing all persons will have the right to be heard.

Email Town Clerk 11/23/2020