

# Zoning Board of Appeals

## Branford, Connecticut 06405

### Legal Notice Revised

The Branford Zoning Board of Appeals will meet at the Canoe Brook Senior Center, 11 Cherry Hill Road on Tuesday February 20, 2018 at 7:00 p.m. to conduct Public Hearing on the following applications:

#### Old Business

18/1 – 1. Susan Clark and Amy Wishingrad, 25 Brocketts Point Road, (C10-5-1 Zone R-3) Var. Sec. 3.4.A – Line 5: Front setback from 15 ft. to 8.1 ft. and Line 10: Lot Coverage from .363 to .382 to allow for entryway overhang of 3.3 ft. for protection. Also, Waiver of Sec. 6.2.E (4) - Narrow Streets, Sec. 8.1.C lines 1 & 3 enlargement of a nonconformity and 8.1.F Line 1(1) enlargement on a nonconformity lot. Continued from January 16, 2018

18/1 – 2. Steven E. Beaulieu and Debra J. Sanford, Owner/B&T Remodeling LLC, Applicant, 15 Jourdan Road (C9-4-6 Zone R-3) Var. Sec. 3.4.A – Line 6: Side setback from 15 ft. to 8.5 ft. and Waivers of Sec. 8.1.C – Line 3: Increase to nonconforming structure and Sec. 8.1.F – Line 1: Increase of nonconforming structure on nonconforming lot to allow a one bay addition to existing garage. Tabled from January 16, 2018

18/1 – 3. Preston Maynard, 24 Terhune Ave (E8-17-5 Zone R-3) Waivers of Sec. 8.1.C – Lines 1 & 3: Increase to structure devoted to a nonconforming use and Sec. 8.1.F – Line 1 (1): Increase to a structure devoted to a nonconforming use on a nonconforming lot to allow an addition to a two-family dwelling in an R-3 Zone. Tabled from January 16, 2018

#### New Business

18/2 – 1. Dominic Moliterno, 44 Howard Avenue, (C10-5-13 Zone R-3) Var. Sec. 3.4.A – Line 6: Side line setback from 15 ft. to 10.5 ft.; Line 7: Rear line setback from 30 ft. to 15 ft. and Waiver of Sec. 8.1.F – Line 1(1): to allow construction of a nonconforming structure on nonconforming lot for construction of a detached garage.

18/2 – 2. Peter S. Kusterer, 3 Three Elms Road, (J10/J9-10-16 Zone R-2) Var. Sec. 3.8.B – Line 1: waiver to allow accessory uses where principal use does not exist on the same lot to allow for parking & a dumpster accessory to properties known as 3 Indian Point Road & 211 Thimble Islands Road; Sec. 6.2.E Line 2: Reduction in side setback for storage of boats & boat trailers from 10' to 3'; Sec 6.3.F Line 2- reduction of front yard landscape strip from 20' to 3' to allow for parking area on the West side of the property to remain; Sec. 6.5.E: reduction in the parking space size to 9'x18' (9'x20' or 10'x18' required) for parking lot on West side of property.

18/2 – 3. 348 West Main Street LLC, Owner, Branhaven Motors, Inc.-Applicant, 348 West Main Street, (B7-3-6 Zone CP) Var. Sec. 4.7.B line 10: increase in maximum impervious surface from 0.600 to 0.691 to allow gravel vehicle parking area previously constructed and currently in use to remain.

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.