

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

**Legal Notice**

The Branford Zoning Board of Appeals will meet at the Community House, 46 Church Street on Tuesday, February 18, 2020, at 7:00 p.m. to conduct Public Hearing on the following applications:

**Old Business**

20/1 – 2. Ellen B. Sikel and Theresa J. Sikel, 165 Leetes Island Road, (J6/1/4 R-4) Var. Sec 3.4.A Line 7: Rear Line setback from 50 ft. to 25.6 ft. for proposed dormers and to 25.7 ft. for landing and stairs to convert the upstairs portion of an existing barn to an accessory apartment.

**New Business**

20/2 – 1. Brian J. & Melissa Lonergan 45 Sunset Beach Road, (D12/1/2 R-3 per 3.9.C R-1) Var. Sec. 3.4.A – Line 5: Front setback of 6.5 ft. to 11.8 ft. over length of proposed building where 15 ft. is required; .Line 6: Side setback from 10 ft. to 9.5 ft. and Sec. 3.8 B 3 – Accessory structure closer to street line than principal structure and Sec. 3.8 B 5 – Accessory structure 18.4 ft. in height and 920 SF coverage Also, Waivers of Sec. 6.2.E 4 – Narrow Streets; Sec. 6.12 C 6: Driveway intersection within 25 ft. of intersecting street line and Sec. 8.1 C: Enlargement of nonconforming structure and 8.1 D 6: Expansion of nonconforming structure.

20/2 – 2. Patricia Montagnino, 24 Old New England Road, (K7/K8-5-2.4 R-5) Var. Sec. 3.4.A – Line 1: Lot Area from 40,000 SF to 30,000 SF.

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.

To be published February 5, 2020 and February 12, 2020

Email – The Sound – January 28, 2020

Email – Town Clerk –January 28, 2020