

Zoning Board of Appeals
Town of Branford
Branford, Connecticut 06405

Legal Notice

The Branford Zoning Board of Appeals will meet Tuesday June 15, 2021, 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:

21/3 – 5. Agent: Attorney James J. Perito for 256 Meadow Street: Appeal of the issuance of a Notice of Violation by the ZEO dated February 9, 2021. To be revisited if there are any updates.

21/5 – 2. Nancy and William Kearns, 12 Tyler Avenue, (F10/11/1 R-3) Var. Sec. 3.4.A - Line 5: Front setback from 30 ft. required to 3.73 requested; Line 7: Rear setback from 30 ft. to 6.49 ft.; Line 9: Floor Area from .26% (existing) to .38% and Line 10: Lot Coverage from .31% (existing) to .34% to allow residential addition. Also, Waiver of Sec. 6.2.E (4): Narrow Streets and Sec. 8.1.C: Enlargement of nonconforming structure. (Continued from May 18, 2021.)

New Business:

21/6 – 1. Whitney Besse and Daniel Heacock, owners/HHPurdy Architects LLC, Applicant, 270 Thimble Island Road, (J10/K10-1-13 R-3 - Utilizing Sec. 3.9 Undersized lots) Var Sec.3.4.A – Line 6: Side line setback from 15 ft. to 7.26 ft. and Waiver of Sec. 8.1. - Nonconforming structure to replace existing second floor addition with new one for aligned with rear north line of house.

21/6 – 2. Francesco d'Amuri and Alison Derenzi, Owners/Peter Harding, Applicant, 24 Howard Avenue, (C10-05-19 R-3) Var. Sec. 3.4.A – Line 5: Front setback from 30 ft. to 3.1 ft. (8.3 ft. existing on Rustic Road) and Line 10: Lot coverage from 27.8 to 29.7 to allow removal of current garage and replace with a 2 car attached garage. Also, Waivers of Sec. 6.2.E (4) – Narrow Streets and Sec. 8.1.C (3) – Expansion of nonconforming structure on a corner lot.

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.