

ZONING BOARD OF APPEALS
TOWN OF BRANFORD
BRANFORD, CONNECTICUT 06405

Legal Notice

The Branford Zoning Board of Appeals will meet Tuesday March 15, 2022, at 7:00 p.m. at the Branford Community House, 46 Church Street to conduct Public Hearings on the following applications:

OR

Via remote technology as authorized by [Executive Orders 7B and 7I](#) to conduct Public Hearings on the following applications:

(Call or check with the Branford Town Hall Website prior to the meeting for location,)

22/3 – 1. Ron Cervero and Marie Cervero, 44 Flat Rock Road, (J6-3-14 R-5) Var. Sec. 3.4.A – Line 6: Side line setback from 25 ft. to 4 ft. and Line 7: Rear line setback from 50 ft. to 16.3 ft. to replace 20 year old structure (shed) with new accessory structure (2 bay, 1 ½ story garage). Also, Waiver of Sec. 8/1/C.1 – Enlargement of nonconforming that results in reducing nonconformity.

22/3 – 2. Island Destinations, LLC/c/o John Petrofsky, 218 Thimble Islands Road, (J10/J9-10-14 R-2) Var. Sec. 3.4.A – Line 5: Vertical expansion of existing street nonconformity and Line 6: Vertical expansion of existing side nonconformity to allow construction of a 2nd floor addition on top of an existing nonconforming garage with a 1 bedroom apartment. All finished living space would be relocated to the 2nd floor to make the building more FEMA compliant.

22/3 – 3. Robert and Elena McLean, 26 Old New England Road, (K7-5-2.6 R-5) Var Sec. 3.4.A – Line 5: Front setback from 50 ft. to 25 ft. to allow construction of a residential structure, septic system and driveway.

22/3 – 4. Brenda S. Novak, 31-33 Russell Street, (D8-7-19 R-1) Var. Sec. 6.2.F (Coverage) and Sec. 3.4.A – Line 10: Lot Coverage from .25 to .30 (existing 24.5) to allow addition of a 16x20 ft. screened porch to the rear of the structure.

James Sette
Chairman

Note: Copies of this 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 in the Sound on March 2, 2022 and March 9, 2022.