

ZONING BOARD OF APPEALS  
TOWN OF BRANFORD  
BRANFORD, CONNECTICUT 06405

Legal Notice

The Branford Zoning Board of Appeals will meet Tuesday October 17, 2023 at 7:00 p.m. at the **Branford Fire Headquarters, 45 North Main Street**, Branford, CT to conduct Public Hearings on the following applications:

**New Business:**

**23/10-1** Richard Callahan (Applicant & Owner) 33 Sunrise Cove Camp (C11-000-002-00001-33 R2)

Var. Sec. 6.2.E.9 Vertical expansion of a structure within 25 ft. of a critical resource.

Var. Sec. 3.4.A.7 Vertical expansion of the existing rear setback non-conformity (1.4 ± ) for the construction of a second floor addition.

**23/10-2** Jon Morasutti (Applicant & Owner) 19-25 Fairlawn Ave (E09-000-003-00015 R3)

Var. Sec. 8.1.C.1 Enlargement of an existing non-conforming use.

Var. 3.4.A.2 To allow a lot area per dwelling unit of 4,599 sf/unit where 6,899 sf/unit exists and 15,000 sf is required.

Var. Sec. 6.2.E.9 To allow a vertical expansion of an existing non-conforming critical coastal resource setback of 18.3 ft. where 25 ft.+ is required for the construction of a second and third floor over an existing garage to add 2 more dwelling units.

**23/10-3** Michael C. Bennick & Jennifer Bennick (Applicants & Owners) 64 Harbor Street (D10-000-002-00023 R3)

Var. Sec. 8.1.C(1) &(3) Waiver of prohibitions restricting enlargements of non-conforming structures.

Var. Sec. 6.2.E.4 Waiver of narrow street provision.

Var. Sec. 3.4.A.6 Requesting 1.6 ft. side setback where 15 ft. is required for the rebuilding of an existing non-conforming garage and addition of second floor.

**Old Business:**

**23/9-4** Sunflower Hospitality LLC c/o Haresh Nariyani (Applicant & Owner) 168 Montowese Street (E07/000/010/008.1 BR)

Var. Sec. 4.3.B.9 Lot coverage .366 requested where .25 is allowed.

Var. Sec. 4.3.B.10 impervious surface area ratio .902 requested where .60 is allowed for a storage shed.

**James Sette  
(Chairman)**

To be published in the Sound Paper on Thursday October 5, 2023 and once on October 12, 2023.