

Zoning Board of Appeals  
Branford, Connecticut 06405

Agenda

September 18, 2018 – 7 pm

The Zoning Board of Appeals will meet at the Senior Center, 11 Cherry Hill Road on Tuesday, September 18, 2018 at 7:00 p.m. to conduct Public Hearings on the following applications:

Old Business:

18.8 – 3. Brian and Nicole Gallagher, 120 Queach Road, (F2-1-5 Zone R-5) Var. Sec, 3.4.A – Line 5: Front line setback from 50 ft. to 28 ft. and Waiver Sec 6.2.E (2) narrow street requirement for additional square footage and interior storage for improved functionality, incl. garage. (Continued from August 21, 2018

New Business:

18/9 – 1. MNS Realty LLC, c/o Michael N. Sutfin/Owner, 13-29 Leetes Island Road, (H 5-2-3.2 Zone IG-2) Var. Sec. 4.6.B.5(2): Side setback from 30 ft. to 10 ft. for Units #37, #38 and #39 in pre-existing Mobile Home Park to allow replacement of nonconforming trailers with decks.

18/9 – 2. Kristen Russo/Kristen Dillon, 26 Stone Street (B10-3-24 Zone R-4) (utilizing R-2 per Sec. 3.9 – Undersize lot), Var. Sec. 3.4.A – Line 6: Side line setback from 10 ft. to 6 ft. for second floor addition over garage and Waiver of Sec. 8.1.C: Enlargement of nonconformity.

18/9 – 3. David Piscuskas and Betty Gonzalez, 240 Pleasant Point Road, (J 9-13-9 Zone R-5) (utilizing R-4 per Sec. 3.9 – Undersize lot), Var. Sec. 3.4.A – Line 6: Side line setback from 20 ft. to 8 ft. (existing) and Waivers of Sec. 8.1.C.3: Increase to nonconforming structure and 8.1.F1(1): Increase of nonconforming structure on nonconforming lot to allow for reconstruction of habitable attic for code compliance.

18/9-4. New England Truck Sales & Service dba Black Rock Truck Group,c/o Matthew McConnell,CEO/Secretary,114 School Ground Rd. DMV Location approval per C.G.S. Sec.14-54.

Approval of August 21, 2018 Minutes.

Approve Annual Report

Motion to adjourn: