

The Branford Zoning Board of Appeals  
Community House, 46 Church Street

Tuesday, February 21, 2020 – 7:00 p.m.

**Revised Agenda**

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BRANFORD, CONNECTICUT

**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. **Withdrawn**

**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. **Postpone to March 17, 2020**

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.

**Other Business:**

Action on the January 21, 2020 Minutes: (Jim Sette, Peter Berdon, Leonard Tamsin, David Laska, Brad Crerar, Donald Schilder and Barry Beletsky)

Adjournment

James Sette

Chairman