

Zoning Board of Appeals
Branford, Connecticut. 06405

Legal Notice

“REVISED”

The Branford Zoning Board of Appeals will meet at the Canoe Brook Senior Center, 11 Cherry Hill Road on Tuesday, August 19, 2014 at 7:00 pm to conduct Public Hearings on the following applications.

Old Business:

7/14 - 7. Kevin and Cynthia Delaney (Owners)/Peter MacPartland AIA (Agent), 1 Sunset Manor Road: Continued from July 15, 2014.

New Business:

8/14 - 1. Raymond Sinatra, Trustee & Linda Sinatra, Trustee, 235 Linden Avenue, Var. Sec. 3.4.A, Lines 1 & 2 : Lot Area and Lot Area per Unit from 15,000 SF to 3,962 SF and Line 10: Lot Coverage from .25 to 34% an increase of 9%. Also, Sec. 8.1.F, Line 2: Proposed transfer will result in nonconforming lot to make the adjoining parcel more conforming and will remove the subject property out of the flood zone.

8/14 - 2. Linden Point Road LLC c/o Nick Fischer, 18 Linden Point Road, Var. Sec. 3.4.A, Line 10: Lot Coverage from 25% to 34% (32.8% coverage per ZBA Application 13/2 - 1 previously approved)

8/14 - 3. MAM Properties LLC/ Mario Massimino, 28 Seventh Avenue, Var. Sec. 3.4.A, Line 6: Side line setback from 15 ft. to 5.8 ft. and Sec. 8.1.F, (1) & (3): Expansion of nonconformity.

8/14 - 4. Paul and Susan DeBell, 8 Fifth Avenue, Var. Sec. 3.4.A, Line 5: Front setback from 15 ft. to 10.5 ft. and Line 6: Side line setback from 10 ft. to 6 ft.

8/14 - 6. Paula J. Brown, Owner/ Peter J. Springsteel Architect LLC, 8 Summer Island Point, Var. Sec. 3.4.A: Line 10: Lot Coverage of 25% - 1,818 SF to 35.2% - 2,560 SF (34.4% - 2,500 SF existing) and Waiver of Sec. 6.2.E: Narrow Streets to provide switchback stair with intermediate landing from the existing grade to the 1st floor living level in a building located in the 100 year flood zone.

8/14 - 7. Terrence P. Swain, Owner/ Andrew J. Krar, PE (Agent), 60 Sunset Beach Road, Var. Sec. 3.4.A, Line 5: Front setback from 30 ft. to 3.3 Ft; Line 6: Side line setback from 15 ft. to 3.4 ft.; Line 8: Height from 35 ft. to 37.2 ft.; Line 9: Floor Area from 50% to 58% and Line 10: Lot coverage from 25% to 48% to comply with CT. DEEP elevation requirements.

8/14 - 8. Daniel Rabin, 24 Stone Street, Var. Sec. 3.4.A, Line 5: Front line setback from 40 ft. to 12 ft. for deck and steps on elevated house; Line 7: Rear line setback from 50 ft. to 21 ft. for rear deck on elevated house and Waiver of Sec. 8.1.F, (1): Expansion of nonconformity.

Legacy Theatre, 128 Thimble Island Road, Notice of Appeal of ZEO Decision, to be received and hearing to be set for September 16, 2014.

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.

To be published August 5, 2014 and August 13, 2014

Email -The Sound - July 28, 2014

Email - Branford Town Clerk - July 28, 2014