

ZONING BOARD OF APPEALS
TOWN OF BRANFORD
BRANFORD, CONNECTICUT 06405

NOTICE OF DECISION

Date: January 21, 2020

ALMR LLC, Owner
David D'Atri, Applicant,
93 Old Quarry Dock Road
Guilford, Ct. 06437

Application # 20/1-3 Zone R 2
Location 4 Three Elm Road,
Tax Map J 9 Block 9 Lot 12

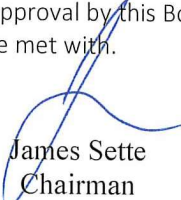
Subject:

Var Sec. 3.4.A – Line 5: Front Setback from 15 ft. to 0.7 ft. (0.7 ft. existing) to allow a two story 10 ft. addition along west side of building where pre-existing covered porch is located and replacement of balconies. Also, Waiver of Sec. 6. 2 E (4) – Narrow streets (23.5 ft.) and Waiver of Sec. 8.1.C – Nonconforming – (Enlargement) Lines 1,2,3 and 8.1.D – (Change) – Lines 5,6,7 to modify existing decks/balconies, add on a two story addition within footprint of existing porch built in 1870 (to be removed) and proposed construction of a 16'x16' addition attached to the existing structure to meet FEMA compliance. Also Coastal Site Plan review

At the Meeting of the Branford Zoning Board of Appeals held on
January 21, 2020 the Commission voted to

- Approve Coastal Site Plan Review (if required).
- Approve your above subject application as requested with construction to be consistent with the site plan and documents submitted with the application on file.
- Approve your above subject application with conditions _____
- Deny your above subject application for reasons noted below: _____

Any variance approved by this Board is subject to all existing Zoning Regulations of the Town of Branford. In order for this variance to become valid it must be filed in a timely manner with the Town Clerk by the property owner and proof of recording must be provided to the Zoning Enforcement Officer before making application for a building permit. Any construction done in violation of the granted approval by this Board will result in a hundred (\$100.00) dollar per day fine until the conditions set by this approval are met with.


James Sette
Chairman