

ZONING BOARD OF APPEALS
TOWN OF BRANFORD
BRANFORD, CONNECTICUT 06405
AGENDA

The Branford Zoning Board of Appeals will meet **Tuesday December 17, 2024** at 7:00 p.m. via Zoom technology to conduct Public Hearings on the following applications. Information regarding how to participate in the Public Hearings will be provided on the meeting Agenda that will be posted on the Town's website at least 24 hours prior to the meeting.

Join Zoom Meeting <https://us02web.zoom.us/j/88335460703>

Meeting ID: 883 3546 0703

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+1 564 217 2000 US

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+1 669 900 9128 US (San Jose)

+1 689 278 1000 US

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Below is s Dropbox with the submitted materials.

https://www.dropbox.com/scl/fo/dgy0ep8r0jvzan1crhiby/AB_OktXmcfSSz464o6Lc0EU?rlkey=ntbq99qip5holcm194w2iq331&st=wmdnqxcv&dl=0

New Business:

24/12-1 Manika LLC c/o Vincent Piscitelli (Applicant & Owner)
(C08-000-004-00015 R3) 13 Plant Road

Var. Sec.3.4.A .5 To allow the expansion of an existing nonconforming front setback

(9.7 feet where 30 feet is required).

Var. Sec. 8.1.C.3 To allow an increase to an existing nonconforming structure for the construction of two porches.

24/12-2 Corey Berrios (Applicant & Owner) (B10-000-11-00009 R4) 19 Glendale Place

Var. Sec. 3.4.A.5 Front setback of 21.13 feet where 30 feet is required for a home addition.

24/12-3 Vincent Federico (Applicant)

Nancy Tomassini (Owner) (D10-000-006-00010 R3) 15 Etzel Road

Var. Sec.6.13.C.3 To allow a retaining wall in excess of 3 feet in height and closer than 3 feet from the property line.

24/12-4 25 SMS LLC c/o Philip Wieler (Principal) (Applicant & Owner) (E08-000-008-00001 R1) 25 South Montowese Street

Var. Sec. 3.3.A - 3 additional two-unit dwellings for 6 additional dwelling units and 9 total dwelling units.

Var. Sec. 7.18.A - 3 additional two-unit dwellings for 6 additional dwelling units and 9 total dwelling units for the construction of an addition on an existing house and three new two-unit residences.

24/12-5 Madison E. Cassese (Applicant & Owner) (D12-000-003-00010 & D12-000-003-00009 R3) 43 & 49 summer Island Road

Var. Sec. 3.4.A.1 To allow a lot area of 12,184 sq. feet where 15,000 sq. feet is required.

Var. Sec. 3.4.A.5 To allow a front setback of 27.4 feet where 30 feet is required.

Var. Sec. 3.4.A.5 To allow a front setback of 16.2 feet where 30 feet is required.

Var. Sec. 3.4.A.6 To allow a side setback of 13.7 feet where 15 feet is required.

Var. Sec. 3.4.A.7 To allow a rear setback of 11.8 feet where 30 feet is required for the construction of a single-family dwelling unit on 43 & 49 summer Island Road (which will be combined). The original dwelling at 49 summer Island Road was destroyed by a weather event.

Old Business:

Appeal of a Notice of Violation- 38 Howard Ave.

Approval of November 19, 2024 Minutes