

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

The Branford Zoning Board of Appeals will meet Tuesday November 19, 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

One tap mobile

+13052241968,,88335460703# US

+13092053325,,88335460703# US

Dial by your location

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

Meeting ID: 883 3546 0703

Find your local number: <https://us02web.zoom.us/j/88335460703>

New Business:

24/11-1 David Addington Hoadley & Lynne C. Hoadley-(Applicants & Owners)

(E07-000-010-00026 R3) 57 Church Street

Var. Sec.3.4.A (Line 10) Increase coverage from 0.33 (existing) to 0.34 (proposed) where 25 feet is allowed for an addition on the south side of the existing structure and enclose 60 sq. feet of the existing covered porch to make an interior eat-in kitchen.

24/11-2 Timothy J. Lee, Esquire(Applicant) Alexander & Lavinia Grindley (Owners) (D11-000-003-00024 R3)

179 Pawson Road

Var. Sec. 3.4.A (Line 5) To allow a front yard setback of 24 ft 1 inch where 30 feet is required and 27.5 feet exists for the construction of a single-family home with an accessory apartment .

24/11-3 Timothy J. Lee, Esquire (Applicant)
Paul V. Riccio (Owner) (D09-000-001-00030 R3) 230 Harbor Street
Var. Sec. 3.4.A(Line1) To allow a lot size of 9,606 sq. feet where 12,979 exists and 15,000 sq feet is required to allow a lot line revision to correct a title issue from a predecessor in title. It will not result in the creation of a new lot.

24/11-4 Timothy J. Lee, Esquire (Applicant) Karen & Leonard Kolstad (Owners) (C11-000-003-001.1R4)
25 Wood Road
Var. Sec. 3.4.A.(Line 1)To allow a lot size of 7,300 square feet where 9,561square feet exists and 20,000 square feet is required.
Var. Sec. 3.4.A.(Line 6) To allow a side yard setback of 7 feet where 0 currently exists and 20 feet is required for a garage/accessory structure.

24-11-5 Frances Proto (Applicant & Owner) (C04-000-002-00217 R4) 16 Autumn Ridge Road
Var. Sec.6.12.C.6 Reduction in Extended Street line intersection distance from 25 feet minimum to 12 feet for the proposed relocation of original lot driveway to maintain connection to Autumn Ridge Road after construction of new road within existing public right of way over the original driveway.

Old Business:

Appeal of a Notice of Violation- 38 Howard Ave.

Other Business:

DMV Application for Retail Gasoline Dealer License - 5 East Industrial Rd

Approval of October 15, 2024 Minutes

Approval of 2025 Meeting Schedule