

# Zoning Board of Appeals

## Agenda

Tuesday, November 21, 2017, 7:00 pm

Canoe Brook Senior Center, 11 Cherry Hill Rd, Branford

### Roll Call

### Old Business

17/8 – 2. Joel and Jody Rebhun, 21 Harbor Street, (D10-3-18 Zone R-3) Var. Sec. 3.4.A – Line 5: Front line setback from 15 ft. to 8.0 ft.; Line 6: Sideline setback from 10 ft. to 2 ft. and Line 10: Increase in Coverage from 0.25 to 0.29 for 8 ft. wide wraparound front porch. Also, Waiver of Section 6.2.E (4): Narrow street requirement; Section 8.1.C Line 3: Waiver to allow increase in nonconformity and Section 8.1.F Line 1(1): Waiver to allow increase to nonconforming structure on a nonconforming lot.

17/10 – 1. Raffaele and Lucia Aschettino, 101 Sunset Beach Road, (D12-1-15 Zone R-3), Coastal Site Plan Review to allow removal of existing and construction of a new single family home. The following variances were approved on October 17, 2017. Var. Sec. 3.4.A – Line 6: Side line setback south from 10 ft. to 5.0 ft. and Waivers of Sec. 8.1.C.3: Enlargement of nonconforming building without enlarged portion conforming to regulations and Sec. 8.1.F.1: To allow construction of a building on a parcel of land does not meet the area, shape and frontage requirements without the building conforming to all other requirements of the Regulations. Variances to allow removal of existing non-FEMA compliant house and construction of a new FEMA compliant house and associated appurtenances.

17/10 – 3. Edward Reyes, 19 Toole Drive, (E8-15-11 Zone R-3) Var. Sec. 3.4.A Line 7: Rear setback from 20' to 10.7' and Line 10: Coverage from 0.25 to 0.26 for pool deck. Also, Waiver of Sec. 8.1.F 1(1) to allow nonconforming construction on a nonconforming lot.

### New Business

17/11 – 1. Wayne and Anita Maculaitis, 177 Alps Road, (B9-8-12 Zone R-4) Var. Sec. 3.4.A – Line 7: Rear line setback from 50 ft. to 15 ft. Also, Waiver of Sec. 8.1.F 1(1) to allow nonconforming construction on a nonconforming lot. Variances to allow for construction of an in-ground swimming pool and detached garage.

### Other Business

1. Consider and if appropriate approve a request from Peter Kusterer for an additional 90-day extension of the enforcement of violations related to property at 3 Three Elms Road.

### Minutes

1. Review and approve minutes from October 17, 2017.