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April 13, 2010

(Original date of Mailing - April 1, 2010)

Via Certified Mail, Return Receipt Requested

State of Connecticut
Real Estate Div.
Office of Policy and Management
450 Capitol Avenue
Hartford, Connecticut 06106

Attn: Patrick O'Brien

The undersigned represents Jean L. Farricielli, the owner of property known as 104 Cherry Hill Road in Branford, who has applied for variance relief to the Branford Zoning Board of Appeals with regard to that property.

In accordance with the rules adopted by the Branford Zoning Board of Appeals, you are receiving notice because it is believed that you own property which abuts the property that is subject to the application. The following requests have been made to the Zoning Board of Appeals:

1. To waive Section 5.7 with regard to the enlargement of a nonconforming use – from one lot to two;
2. To waive Section 5.11 to allow construction on a lot which fails to meet the area, shape or frontage requirements conforming to all other requirements;
3. Variance of Section 25.2.1.2 to vary the requirement for a 25 foot fee strip as part of a lot to a right-of-way servicing Lots 1 and 2;
4. To vary Section 25.2.1.4 to increase the number of adjoining interior lots from two to four;

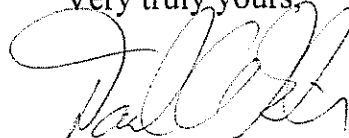
5. Variance of Section 25.2.1.5 to increase the maximum length of fee strip from 390 feet to 910 feet for Lots 1 and 2;

6. Variance requested of Section 25.1.7 to reduce the minimum property setback line for a structure on an interior lot from 50 feet required to 28 feet proposed to allow a concrete covered patio on Lot 1.

This application is scheduled to be heard by the Branford Zoning Board of Appeals on Tuesday, April 20, 2010, at 7:00 PM, at the Canoe Brook Senior Center at 11 Cherry Hill Road, Branford, Connecticut. A copy of the Legal Notice is enclosed herein. The application is listed as number 4 in the Notice.

If you have any questions regarding the application, please feel free to contact the undersigned.

Very truly yours,

A handwritten signature in black ink, appearing to read "David A. Gibson", written in a cursive style.

David A. Gibson

DAG:lc
Enclosure

**Zoning Board of Appeals
Branford, Connecticut 06405**

RECEIVED

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TOWN CLERK'S OFFICE
BRANFORD, CONNECTICUT

Legal Notice

The Branford Zoning Board of Appeals will meet at the Canoe Brook Senior Center, 11 Cherry Hill Road on Tuesday, April 20, 2010 at 7:00 pm to conduct public hearings to consider the following applications /variances of the Branford Zoning Regulations.

4/10 - 1. Todd and Amy Parker, 26 O'Brien Road, Var. Sec. 5.7: Waiver of Non-Conformity and Sec. 25, Schd. B, Line 7: Street line setback from 40 ft. to 29 ft. (existing) and Line 9: Side line (N) from 20 ft. to 4 ft. (existing) for a 1 1/2 story addition and deck.

4/10 - 2. Joyce Nobile, Owner/Dennis Pantani, Applicant, 30 Aceto Street, Var. Sec. 5.7: Non-Conforming and Sec. 25, Schd. B, Line 2: Min. Lot Area per Dwelling Unit from 8,000 to 7,373.

4/10 - 3. Nancy W. Manke, 20 Second Avenue, Var. Sec. 5.7: Enlargement of Non-Conformity, Sec. 25.4.6: Additional Setbacks and Sec. 25, Schd. B, Line 7: Street line setback from 30 ft. to 8.8 ft.; Line 8: Rear line setback from 30 ft. to 29.6 ft. (42.6 ft. existing); Line 9: Side line setback from 15 ft. to 4.9 ft. (4.8 ft. existing) and Line 11: Lot Coverage from 25% to 29% (21.3% existing)

4/10 - 4. Jean L. Farricelli, 104 Cherry Hill Road, Var. Sec. 5.7: Enlargement of Non-Conforming - from one lot to two; and Sec. 5.11 Structure on lot failing to meet the area, shape or frontage requirements. Also, Sec. 25.2.1.2: From 25 ft. fee strip as part of lot to right of way servicing Lots 1 and 2; Sec. 25.2.1.4: Number of adjoining interior lots from 2 to 4; Sec. 25.2.1.5: Max. length from 390 ft. to 910 ft. for lots 1 and 2; Sec. 25.1.7: Min property line setback for structure on interior lot from 50 ft. to 28 ft. (existing concrete covered patio on lot 1)

4/10 - 5. Robert K. Kroeber, 22 First Avenue, Var. Sec. 25, Schd. B, Line 8: Rear line setback from 30 ft. to 1 ft; and Line 9: Side line setback from 15 ft. to 1 ft. for garden shed.

4/10 - 6. Cumberland Farms, Inc./ Joseph P. Williams, Agent, 227 East Main Street, Var. Sec. 25, Schd. B, Line 1: Min. Lot Area from 20,000 SF to 19,522 SF (existing); Line 7: Street line setback from 30 ft. to 25.5 ft. (W - ROW) and to 23.1 ft. (N - East Main St.); Line 8: Rear line setback from 30 ft. to 8 ft., Line 10: Setback from Residence District Boundary Line from 25 ft. to 8 ft. (rear) and Line 13: Max. Impervious surface from 75% to 78%. Also, Sec. 25.4.13: Setback on Route 1 (East Main Street) from 80 ft. to 52. ft.; Sec. 25.8.2: Landscaped area in Business District from 50% to 16% and Sec. 44.6.8: Allow minor filling between property line and building to meet FEMA regulations.

4/10 - 7. Edmund L. Pantani, Esq., Trustee/Anthony Suppa, Agent, (Woodwinds), Var. Sec. 25, Schd. B, Line 8: Rear line setback from 50 ft. to 20 ft.

Robert Harrington
Chairman

Note: Copies of these applications and supporting materials on file at the Branford Town Hall, Planning and Zoning office for public inspection. At said hearing all persons will have the right to be heard.

Legal Notice for publication April 7th and April 14th, 2010 in The Sound.

Rec. Town Clerk - March 30, 2010

Fax. The Sound - March 30, 2010