

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

The Branford Zoning Board of Appeals will meet **Tuesday April 22, 2025** 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>

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You can find the documents in the dropbox linked here

https://www.dropbox.com/scl/fo/fyg2l3i1xj471tktbjuep/AFBq_jW4nyhUKd72TaY3EFw?rlkey=7gyIrfbud65wc7j162z4o1kf3&st=hjnhb77w&dl=0

New Business:

- 25/4-1** Karen & Vincent Bell (Applicants & Owners)
(E09-000-003-00033 R3) 36 Oak Ridge Road
Var. Sec. 3.4.A.5 Front Setback from 30 feet to 22 feet 6 inches.
Var. Sec. 3.4.A.6 Side Setback from 15 feet to 12 feet 8 inches for the construction of a new Entrance way and a two-car attached garage with room above.
- 25/4-2** Wendy Wheeler (Applicant & Owner)
(J10-000-004-000022 R3) 259 Thimble Islands Road
Var. Sec. 3.4.A.6 To allow a side setback of 6 feet where 12 feet is required (7ft existing).
Var. Sec. 8.1.C.3 To allow an expansion of an existing non-conforming structure for the expansion Of an existing second floor bathroom and closet.
- 25/4-3** Vincent Federico (Applicant), Jennifer Federico (Owner)
(D10-000-006-00009 R3) 18-19 Etzel Road
Var. Sec. 6.2.E.(9) To allow a swimming pool within 25 feet of a critical resource.
(Critical Resource setback from 25 feet to 22.7 feet)
- 25/4-4** Jacunski Humes Architects, LLC-(Applicants)
Town of Branford (Owner)
(D07-000-006-00015BC) 33 Laurel Street- (Branford Police Facility)
Var. Sec. 6.7.C.3 Table 1-Main public entrance portico/covered lighting with 18.9 footcandles against 8 footcandles for both officer and public safety.
Var. Sec. 6.7.C.3 Table 1- Official police fleet vehicle-only carport lighting with 13 footcandles against 7.5 footcandles for officer safety.
Var. Sec. 6.13.B.2 Northern property line fencing at 8 feet nominal height against 6 feet height for reduction of sight and sound from 24-hour operations for the Police Facility Renovations.
Var. Sec. 6.13.B.2 Southeast property line fencing at 10 feet nominal height against 6 feet height for reduction of sight and sound from 24 hour operations for the Police Facility renovations.
- 25/4-5** Carol A. & William Camera (Applicants & Owners)
(D09-000-003-00011 R3) 12 Reynolds Avenue
Var. Sec. 3.4.A.6 To allow a side setback of 3.4 feet where 15 feet is required.
Var. Sec. 3.4.A.6 To allow a side setback of 3.02 feet where 15 feet is required for a proposed attached garage and house addition.
- 25/4-6** Mary Helen Molley (Applicant & Owner)
(E11-000-006-00007R3) 10 Maltby Street
Var. Sec. 3.4.A.6 Side yard setback (NE) of 3.1 feet where 10 feet is required and 3.1 feet is existing.
Var. 3.9 Undersized residential lots.
Var. Sec. 3.4.A.6 Side yard setback (SW) of 8.6 feet where 10 feet is required, and 8.6 feet is existing to demolish and rebuild a residential structure on the existing footprint.
- 25/4-7** Peter Safer (Applicant & Owner)
(F10-000-013-00010 R2) 114 Limewood Avenue
Var. Sec. 3.4.A.6 To allow a side setback of 1.4 feet where 10 feet is required (1.3 feet exists).
Var. Sec. 3.4.A.7 To allow a rear setback of 13.1 feet where 20 feet is required (13.9 exists)
Var. Sec. 3.4.A.9 To allow a floor area ratio of 0.63 where 0.50 is required (0.21 exists).
Var. Sec. 3.4.A.10 To allow a building coverage of 0.30 where 0.25 is required (0.25 exists) for the demolition and replacement of the two existing houses on the property.

Other Business:

Appeal of the ZEO email decision regarding 31 Spring Cove Road

Approval of the March 18, 2025 minutes