

ZONING BOARD OF APPEALS
TOWN OF BRANFORD
BRANFORD, CONNECTICUT 06405
Legal Notice

The Branford Zoning Board of Appeals will meet **Tuesday March 18, 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.

New Business:

25/3-1 John & Randi O'Brien (Applicants & Owners)
(B08-000-001-00005 R2) 180 Thimble Islands Road
Var. Sec. 3.4.A.7 To allow a rear setback of 19 feet where 20 feet is required for the construction of a second story (bath & closet).

25/3-2 Michael & Mary Keegan, Trustees (Applicants & Owners)
(D01-000-002-00009 R5) 72 Hilltop Drive
Seth Chaucer (Applicant & Owner)
(G08-000-002-00009 AA1) 43 Totoket Road (No. Branford)
Var. Sec. 3.03.B.3 To allow lots split by Town Line to use total lot area.

Lot 1 will need:

Var. Sec. 6.11.C.1 Lot area of 43,772 sf (after steep slope removal) where 60,000 sf is required.

Var. Sec. 6.11.C.2 Frontage of zero feet where 25 feet is required (25 feet is provided in North Branford).

Lot 2 will need:

Var. Sec. 6.11.C.1 Lot area of 48,235 sf where 60,000 sf is required.

Var. Sec. 6.11.C.2 Frontage of zero feet where 25 feet is required (75 feet is provided in North Branford) for a subdivision of an existing property to create 3 lots for single family residences.

**James Sette
(Chairman)**

To be published in the Sound Paper on Thursday March 6, 2025 and once on Thursday March 13, 2025.