

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

The Branford Zoning Board of Appeals will meet **Tuesday June 17, 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>

Meeting ID: 883 3546 0703

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You can find the documents in the dropbox [link here](#)

**New Business:**

**25/6-1** John Wolfenden (Applicant & Owner)

(E11-000-004-00010 R3) 6 Montgomery Parkway

(E11-000-004-00009 R30) 10 Montgomery Parkway

Var. Sec. 3.4.A.1 To reduce the lot area of #10 Montgomery Parkway to 12,039 sq feet where 15,000 sq feet is required for the reconfiguration of the shared property line between #6 & #10

Montgomery Parkway to eliminate the side setback nonconformities.

- 25/6-2** Kevin Odell (Applicant & Owner)  
(D09-000-005-00008 R3) 264 Harbor Street  
Var. Sec. 3.4.A.5 Requesting a 3-foot front setback where 30 feet is required and 25 feet is already existing for the replacement and expansion of the existing front porch.
- 25/6-3** Wendy Duby (Applicant & Owner)  
(C10-000-006-00013 R3) 11 Howard Avenue  
Var Sec. 3.4.A.6 – 11 feet for a side setback where 15 feet is required and 14.6 feet is existing  
For the construction of a deck.
- 25/6-4** Mark Shifman & Melinda Sanders (Applicants & Owners)  
(F10-000-005-00008 R3) 45 Seaview Avenue  
Var. Sec. 3.4.A.6- From 10 feet to 6 feet West side, 8 feet East side (where 0.8 ft exists) to make the house FEMA compliant.  
Var. Sec. 3.4.A.10 Coverage from 0.25 to 0.32 to allow new stairs & elevator (0.28 existing).

**Other Business:**

Approval of the May 20, 2025 Minutes