

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

The Branford Zoning Board of Appeals will meet **Tuesday May 20, 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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+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

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

**New Business:**

**25/5-1** Michael McGinley (Applicant & Owners)

(H06-000-006-00005 R4) 4 Beechwood Road

Var. Sec. 3.8.B.3- Proposed shed to be closer to the streetline than the principal structure.

**25/5-2** Zakary Cianciolo (Applicant)

Tom Kelleher ( Owner)

(C08-000-001-00019 BL) 1100 West Main Street

Var. Sec. 4.4.B.5 (3) 5 feet where 15 feet is required (rear) for an extension of 120 Sq. feet to existing concrete sidewalk/concrete pad in the rear of the building for a walk-in refrigerator.

**25/5-3** Robert Carroll (Applicant & Owner)

(F10-000-016-00011 R2) 44 Limewood Avenue

Var. Sec. 3.4.A.7 Rear setback reduction from 30 feet required to 5.5 feet (5.5 feet existing).

Var. Sec. 3.4.A.10 Coverage allowance from 25% allowed to 30% requested.

Var. Sec. 6.2.E.4 Waiver of narrow streets Front setback 15.4 feet where 15 feet is required plus, narrow streets (15.4 feet existing) to deconstruct and rebuild the existing single-family FEMA compliant home.

**25/5-4** 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 16 feet where 20 feet is required (13.9 exists)

Var. Sec. 3.4.A.9 To allow a floor area ratio of 0.55 where 0.50 is required (0.21 exists).

Var. Sec. 3.4.A.10 To allow a building coverage of 0.29 where 0.25 is required (0.25 exists) for the demolition and replacement of the two existing houses on the property.

**Other Business:**

Approval of the April 22, 2025 minutes