

ZONING BOARD OF APPEALS
TOWN OF BRANFORD
BRANFORD, CONNECTICUT 06405

REVISED AGENDA

The Branford Zoning Board of Appeals will meet Tuesday July 18, 2023 at 7:00 p.m. via remote technology in accordance with Public Act 22-3 and all speakers will be asked to identify their name and title (if applicable) each time they speak.

JOIN ONLINE:

<https://us02web.zoom.us/j/88335460703>

OR

JOIN VIA PHONE

Real time meeting audio can be accessed by calling: 646-558-8656 and entering the Meeting ID: 883 3546 0703

Documents that may be viewed and discussed at the meeting can be viewed at:
(Check the Town of Branford Website or call 203-488-1255 prior to the meeting)

[:https://www.dropbox.com/scl/fo/iqyi421rv69oory4yisjr/h?rlkey=98ocuyja07b5993xveka50mf9&dl=0](https://www.dropbox.com/scl/fo/iqyi421rv69oory4yisjr/h?rlkey=98ocuyja07b5993xveka50mf9&dl=0)

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New Business:

23/7-1 Christina McGrath (Applicant & Owner) 460 Shore Drive (C10-000-002-00023)
Var. Sec. 3.4.A.7 Rear yard setback to allow 23.7 ft. where 50 ft. is required for a home addition.

23/7-2 Jon Morasutti (Applicant & Owner) 19-25 Fairlawn Avenue (E09-000-003-00015)
Var. Sec. 8.1.C.1 Enlargement of an existing non-conforming use.
Var. Sec. 3.4.A.5 To allow a streetline setback of 20 ft. where 30 ft. is required for a home addition.

23/7-3 Steve Rosenthal & Mary McCormack (Applicants & Owners) 22 School Street (J08-J09-003-00003)
Var. Sec. 6.11.C.4 A 32 ft. Side setback to allow 18 ft. to the side where 50 ft. is required.
Var. Sec. 8.1.C.3 To allow enlargement of a non-conforming structure for a home addition.

23/7-4 Robert Wiedenmann (Applicant & Owner) 2 Ferry Lane & 31 Spring Cove Road (D11-000-001-00009) & (D11-000-001-00010)
Var. Sec. 6.1.C.3 Allow common ownership of distinct parcels.
Var. Sec. 8.1.F.1 (2) 4,000 SF at time of development.
Var. Sec. 8.1.F.1 (4) Allow common ownership of non-conforming parcel adjacent to conforming parcel.

23/7-5 Ryan Pollizzo & Lea Catherman Pollizzo (Applicants & Owners) 117 Thimble Islands Rd. (J09-000-001-004.1)
Var. Sec. 7.4.A.7 To allow an accessory apartment to have a total of 1,080 sq. ft. where 433 sq. ft. is permitted.

Other Business:

Approval of the June 20, 2023 minutes

Discussion- Whether to continue the meetings via zoom or meet in person.

**James Sette
(Chairman)**