

ZONING BOARD OF APPEALS
TOWN OF BRANFORD
BRANFORD, CONNECTICUT 06405

AGENDA

The Branford Zoning Board of Appeals will meet Tuesday May 16, 2023 at 7:00 p.m. via remote technology as authorized by Executive Orders 7B and 7I to conduct Public Hearings on the following applications:

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/45dnti72740vlhvdfr12/h?dl=0&rlkey=045244ucawatm7bji8jwi8x25](https://www.dropbox.com/scl/fo/45dnti72740vlhvdfr12/h?dl=0&rlkey=045244ucawatm7bji8jwi8x25)

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Old Business:

23/4-6 Franc & Enejda Koljaka (Applicants & Owners) 77 Sunset Beach Rd (D12-000-001-00009 R3).
Var. Sec. 3.4.A.6 Side setback on the north side from 15 feet to 13.1 feet for first and second floor exterior decks.

New Business:

23/5-1 Michael Viscuso (Applicant & Owner) 18 Wilford Road (F10-000-001-00048 R2)
Var. Sec.3.4.A .7 Rear Yard setback from 20 ft. to 5 ft. for a new garage.

23/5-2 John Paul Garcia (Applicant) Rajesh Saggi & Nita Ahuja (Owners) 308 Shore Drive
(B10-000-008-00007 R4)

Var. Sec. 3.4.A.6 Side setback from 40 ft. to 2 ft.

Var. Sec. 3.4.A.7 Rear setback from 50 ft. to 34 ft.

To upgrade the interior, demolish 2 existing sheds, demolish rear stairs, portion of existing building, construct new patio and 2nd floor, new access stairs at rear of parcel, new addition at rear of parcel.

23/5-3 Nikola Kallapodhi (Applicant) Sonya Kallapodhi (Owner) 34 Oak Hollow Road (F08-000-006-00011R3)
Var. Sec. 3.4.A.6 Side setback from 15 ft. required to 4 ft. for a new two bay garage.

23/5-4 Emerald Ventura (Applicant & Owner) 92 Flax Mill Road (G03-000-001-00009 R5)

Var. Sec.3.4.A.6 Side setback from 25 ft. required to 17.4 ft. for the addition of a structure above the existing garage and adding a third bay.

23/5-5 Gina Petrucci (Applicant & Owner) 131 Cherry Hill Road (C06-D06-001-00007 R4)

Var. Sec. 3.4.A.7 Rear setback from 50 ft. required to 23 ft. for an in ground swimming pool and new fence.

23/5-6 Joe Mongillo (Applicant & Owner) 69 Todds Hill Road (D05-000-005-018.5 R4)

Var. Sec. 3.4.A.7 Rear setback from 50 ft. to 41.5 ft. to allow an in ground swimming pool and new fence.

23/5-7 Patricia Broughal (Applicant) Peter & Patricia Broughal-(Owners) 6 Old Pawson Road (E11-000-003-00004 R3)

Var. Sec. 7.4.A.7 To allow an accessory apartment to exceed 30% of the gross floor area of the principal dwelling (1,000 sf)

Var. Sec. 8.1.C.3 To allow the enlargement of a nonconforming structure without eliminating the nonconformity.

Var. Sec. 3.4.A.7 Vertical expansion of the existing rear setback non-conformity for a proposed second floor garage addition for an accessory apartment.

Other Business:

Approval of April 11 and April 18th Minutes.

**James Sette
(Chairman)**