

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

The Branford Zoning Board of Appeals will meet Tuesday September 17, 2024 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:**

**24/9-2** Michael Anthony DiCostanzo & Mary Kate Zoppi (Applicants & Owners) (F06-000-003-00016 R4) 12 White Birch Lane.

Var. Sec.3.4.A (7) To allow a rear setback of 22 feet where 50 feet is required for an in-ground pool.

**24/9-3** Dennis Pantani (Applicant & Owner) (E08-000-016-00009 R3 ) 39 Harding Avenue.

Var. Sec. 3.4.A (6) Reduction of side setback from 15 feet to 7.0 feet for a one-story addition and 7.2 feet to an in-ground pool.

**24/9-4** Melinda Formica (Applicant & Owner) (C10-000-002-00046 R4) 21 Burr Street.

Var. Sec. 3.4.A (6) To allow the expansion of an existing nonconforming side setback (19.2 feet where 20 feet is required).

Var. Sec. 3.4.A (7) To allow the expansion of an existing nonconforming rear setback (19.7 feet where 50 feet is required).

Var. Sec. 8.1.C.3 To allow an increase to an existing nonconforming structure.

Var. Sec. 3.4.A (5) To allow the expansion of an existing nonconforming street setback. (22.3 feet where 50 feet is required)

Var. Sec. 3.4.A (6) To allow the expansion of an existing nonconforming side setback (10.2 feet where 20 feet is required)

Var. Sec. 3.8.B (3) To allow an accessory structure closer to a street line than the principal structure For the construction of a 16 ft x 20ft deck and 24 ft x 26 ft garage.

**24/9-5** Margaurita Derrico (Applicant & Owner) (E09-000-003-00023 R3) 2 Woodlawn Avenue.

Var. Sec. 3.4.A (7) Rear setback reduction from 20 feet required to 11 feet (existing) for a rear Dormer addition on the second floor.

**24/9-6** Timothy M. Herbst, Esq. (Applicant) Better Buyer, LLC, Joseph Tracey (Principal) (Owner) ( D11-000-002-00001 R3) 6 Cottage Street

Var. Sec. 3.4.A (5) Front yard variance from 30.2 feet to 18.2 feet

Var. Sec. 3.4.A (8) Height variance from 25 feet to 35 feet for the demo and reconstruction of a single family residence.

**Other Business:**

Appeal of a Notice of Violation- 38 Howard Avenue

**James Sette  
(Chairman)**

To be published in the Sound Paper on Thursday September 5, 2024 and once on September 12, 2024.