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TOWN OF NORTH BRANFORD

TOWN HALL, 909 FOXON ROAD, NORTH BRANFORD, CONNECTICUT 06471
Building Department (203) 484-6008 Engineering Department (203) 484-6009 Planning & Zoning (203) 484-6010
Department Fax (203) 484-6018

AGENDA **SPECIAL MEETING** **NORTH BRANFORD ZONING BOARD OF APPEALS** **Monday, May 5, 2025** **7:00 p.m.** **Town Hall, 909 Foxon Road**

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIENCE
4. MINUTES - Meeting of January 27, 2025 and April 21, 2025
5. PUBLIC HEARING AND POSSIBLE ACTION ON PUBLIC HEARING ITEMS:
 - A. **Appl. #2025-1, 12 Forest View Road** – requesting a variance of Section 24, Schedule B, Line 7.1, to reduce the front property line setback to 44 feet where 50 feet is required, to build an addition onto existing house. *Owner/Applicant: Ryan Palmieri*
 - B. **Appl. #2025-2, 1952 Middletown Avenue** – requesting a variance of Section 23, Schedule A, Line A-2, to allow four (4) apartments within the main dwelling unit in an R-40 zone. *Owner: Robert & Gerald Genera, Trustees/Applicant: Timothy J. Lee, Esq.*
 - C. **Appl. #2025-3, 84 Valley Road** – requesting a variance of Section 5.7.1 and Schedule A, Line A.1, to allow for the enlargement of a non-conforming residential structure to add a 2nd floor on existing house and additions to the front and rear of existing house in an I-2 zone where a single family house is not allowed. *Owner/Applicant: Al Rose & Robert Rose*
6. OTHER BUSINESS
7. ADJOURNMENT