

Date Filed: 12/1/25

Appl. # 2025-9

TOWN OF NORTH BRANFORD

APPLICATION TO THE ZONING BOARDS OF APPEALS

1. The undersigned requests that the Town of North Branford's Zoning Board of Appeals grant the following (check one):

a. Variance X
b. Recertification of Use _____
c. Reverse/Modify Decision of Zoning Enforcement Officer _____
d. Approval of Location _____
e. Other (specify): _____

RECEIVED

DEC 01 2025

PLANNING &
ZONING DEPT.

2. Address of Property: #1821 Middletown Avenue
Present Zone: R40 Map 72 Lot C-3

3. Owner of Property: George C. & Kathryn S. Gallager
Mailing Address: [REDACTED]
Telephone: [REDACTED] Cell #: [REDACTED]
E-mail address: [REDACTED]

4. Applicant/Agent: James M. Pretti Jr., P.E., L.S., Criscuolo Engineering L.L.C
Mailing Address: [REDACTED]
Telephone: [REDACTED] Cell #: [REDACTED]
E-mail address: [REDACTED]

5. Is the lot conforming? Yes X No _____
Describe the nonconformity: N/A

6. Does the property have a nonconforming use, building or structure?

Yes X No _____

Describe the nonconformity: There are two existing single family detached dwellings located on the property (built in 1933 and 1941 per the Assessor's field card), which is a usage of property that is not allowed in the R40 district under the current zoning regulations.

7. Section of Zoning Regulations for variance:

a. Section 24 Schedule B Line 1 – Lot area for Parcel A of 37,165 SF where 40,000 SF is required
b. Section 24 Schedule B Line 1 – Lot area for Parcel B of 34,542 SF where 40,000 SF is required
c. Section 24 Schedule B Line 2 – Lot square for Parcel A of 103± FT where 150 FT is required
d. Section 24 Schedule B Line 2 – Lot square for Parcel B of 110± FT where 150 FT is required

- e. Section 24 Schedule B Line 3 – Width along building line for Parcel A of 108.15 FT where 150 FT is required
- f. Section 24 Schedule B Line 3 – Width along building line for Parcel B of 70.28 FT where 150 FT is required
- g. Section 24 Schedule B Line 4 – Street frontage for Parcel A of 111.68 FT where 125 FT is required
- h. Section 24 Schedule B Line 4 – Street frontage for Parcel B of 59.81 FT where 125 FT is required

8. What is the extent of the appeal requested:

The appeal aims to reduce the existing nonconformity where two primary dwelling units share the same parcel identification (per the Assessor's field card).

9. Describe the ground of the appeal, stating the hardship:

The two existing single family detached dwellings that are located on the subject property were constructed in 1933 and 1941 (per the Assessor's field card), and therefore, predate the enactment of the Town of North Branford Zoning Regulations. There will be no physical construction proposed and therefore the existing character of the neighborhood would be exactly the same.

10. Does the property lie within 500 feet of another Town?

Yes _____ No X

11. Has a previous application been filed? Yes _____ No _____

If yes, Application # _____ Date of ZBA decision _____
Application # _____ Date of ZBA decision _____

I hereby certify that all statements contained herein and attached exhibits are true.

X George C. Gallagher 21 Nov 2025 X James M. Pretti Jr. 11/21/25
Signature of Owner Date Signature of Agent Date

George C. Gallagher
Print name

Criscuolo Engineering L.L.C.
James M. Pretti Jr., P.E., L.S.
Print name

X Kathryn S. Gallagher
Signature of Owner Date

Kathryn S. Gallagher 21 Nov 2025
Print name

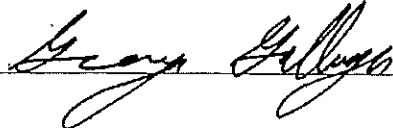
Date Filed: 12/1/25Date of hearing: Jan. 26, 2026Fee Received: \$ 475.00

TOWN OF NORTH BRANFORD

CERTIFIED PLOT PLAN CHECKLIST

- a. Name of applicant and property owner X
- b. Area of lot, dimensions, radii and angles or bearings of all lot lines X
- c. Street address and assessor's map and lot number X
- d. North arrow and graphic scale X
- e. Height, dimensions, use, floor area, ground coverage, and location of all Buildings and other structures X
- f. Locations, area, and dimensions of off-street parking and loading spaces, curbcuts, driveways, easements, and right-of-ways X
- g. Dimensions of all setback lines observed by buildings and structures X
- h. Location of any on-site sewage disposal system, water supply well, or waterline X
- i. Signs and other facilities and improvements that are subject to provisions of these Regulations N/A
- j. Any wetlands, watercourses, 25 year flood line, 100 year flood line, and flood way boundary lines N/A
- k. When property is located in flood-prone areas including existing and proposed site grades, contours and elevations, base flood elevation data, top of foundation elevation, finished floor elevation, and any proposed watercourse relocation N/A
- l. Additional information needed to determine compliance with the Regulations X

Note: Plot plan accompanying applications which pertain to a nonconforming building or structure or a nonconforming lot shall be prepared and certified as an A-2 map by a licensed land surveyor or engineer.

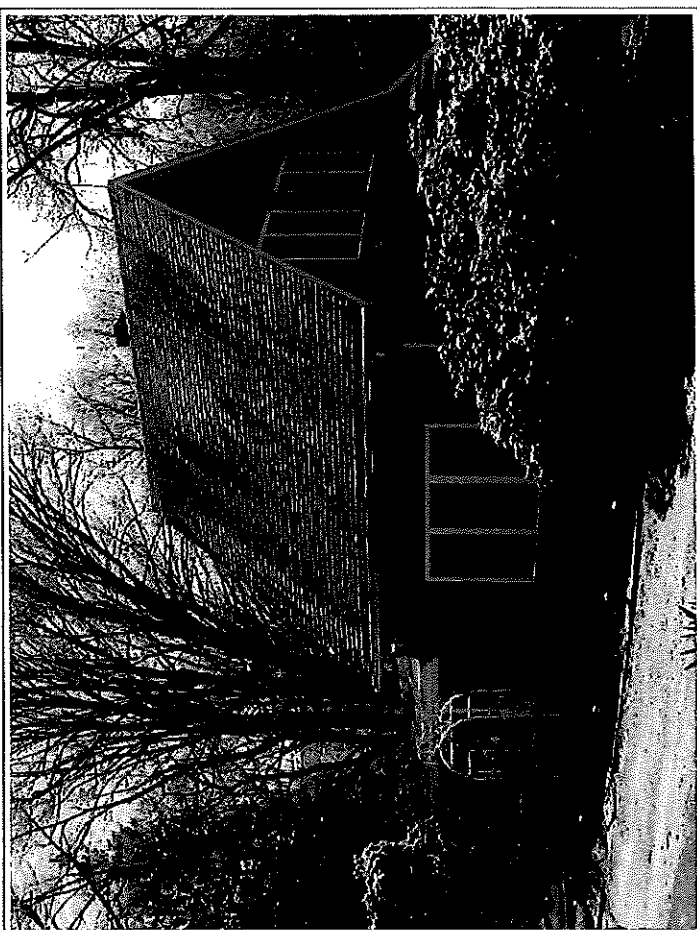
Signature of Owner/Applicant: X Date: 21 Nov 2025

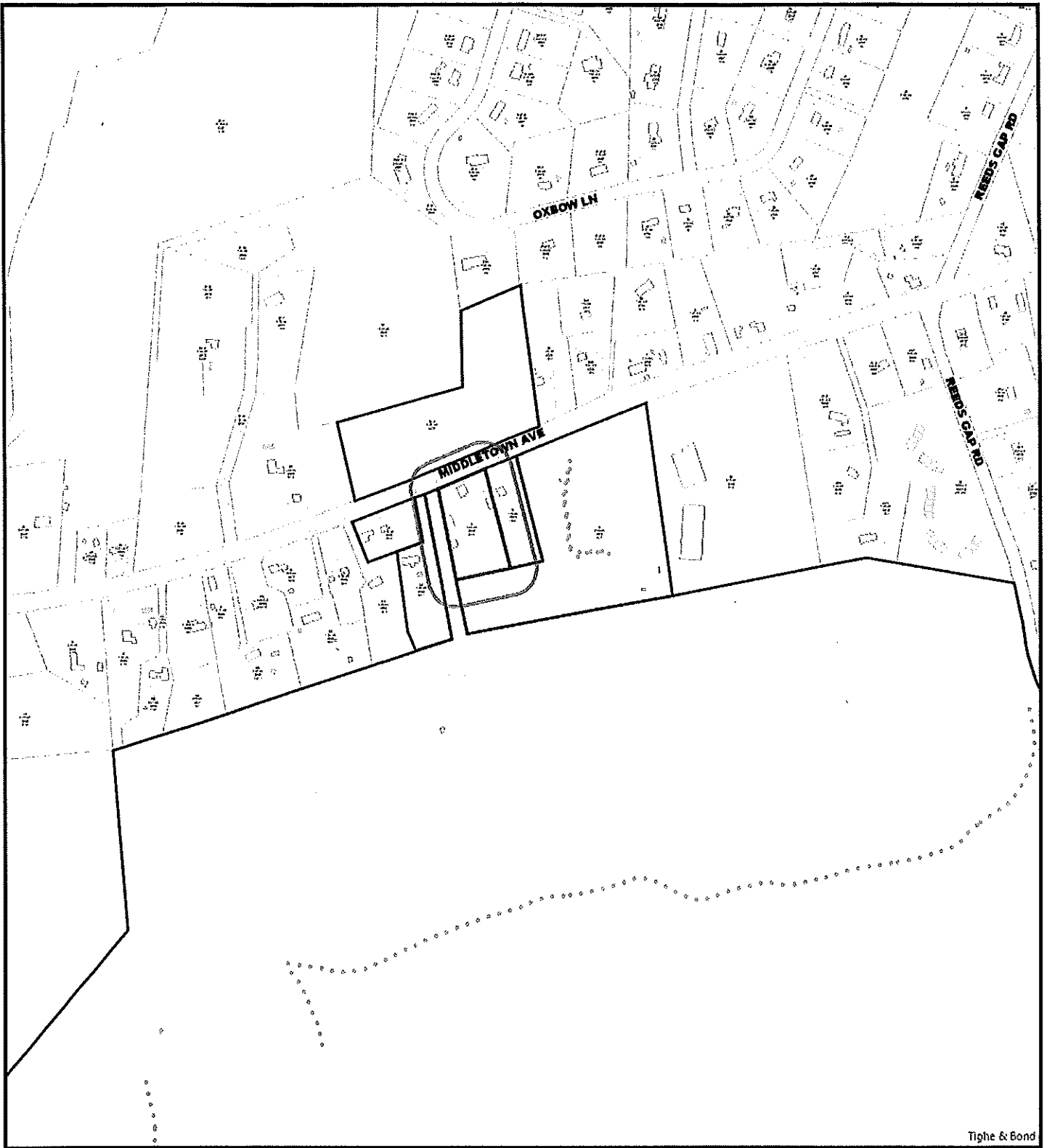
Property Location	1821 MIDDLETOWN AVE	Map ID	72/C 3//	Bldg Name		State Use	1090
Vision ID	4474	Account #	001581	Sec #	1 of 1	Print Date	
				Bldg #	1	Card #	1 of 2

[illegible]

[illegible]

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
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Scale: 1"=500'

Scale is approximate

The information depicted on this map is for planning purposes only.
It is not adequate for legal boundary definition, regulatory
interpretation, or parcel-level analyses.

