

LEGAL NOTICE – TOWN OF WESTBROOK – ZONING BOARD OF APPEALS

NOTICE IS HEREBY GIVEN THAT the Zoning Board of Appeals will hold a PUBLIC HEARING on 23 March 2016 at 7:30 p.m. in the Multi-Media Room of the Teresa Mulvey Municipal Center, 866 Boston Post Road, Westbrook, to hear the following:

No. 16-002 – Appeal of Hillfield Associates LLC, owner/applicant; Attorney Ed Cassella, agent. Property located at 3 Meriden Avenue. Identified on Assessor's map 193 as Parcel 101. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.06(a) front yard setback to allow 16.4' (stairs), 17.4' (house-west) and 19.8' (house-east) where 25' required, Section No. 4.33.06(c) rear yard setback to allow 25' (stairs), 25' (house-east) and 27.2' (house-west) where 35' required, Section No. 2.10.06 enlargement of nonconforming structure and Section No. 2.10.07 replacement of nonconforming structure, to tear down and rebuild new year round 1588 square foot dwelling.

No. 16-005 – Appeal of Diane Latvis, owner/applicant. Property located at 98 Old Mail Trail. Identified on Assessor's map 195 as Parcel 033. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.06(b) side yard setback to allow 9' (NE corner-house) and 8'6" (NE-start of dormer) where 10' required, Section No. 4.33.06(b) side yard setback to allow 4' (NW corner-house) and 4'2" (NW-start of dormer) where 10' required, and Section No. 2.10.06 enlargement of nonconforming structure, to add full second floor dormer in rear over existing footprint.

No. 16-006 – Appeal of Tamara E. & Gary M. Kozlowski, owners/applicants; Joe Wren P.E., agent. Property located at 50 Mohawk Road. Identified on Assessor's map 188 as Parcel 87. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.06(b) side yard setback East to allow 6.9' (stairs), 4.9' (deck), and 6' (covered porch & house) where 10' required, Section No. 4.33.06(b) side yard setback West to allow 6' (steps/deck) where 10' required, and Section No. 4.33.06(c) rear yard setback to allow 28.6' (deck) and 29.6' (house) where 35' required, to build new 3 bedroom year round dwelling.

In accordance with Americans with Disabilities Act, Final Rule 1994 for State and Local Government facilities, special accommodations will be provided upon notification to agency within a reasonable time of such need.

Bonnie Hall, Chairman
Zoning Board of Appeals

Dated at Westbrook, Connecticut
The 3rd day of March 2016
PUBLISHED *The Harbor News* 9 March and 16 March 2016