



**TOWN OF WESTBROOK
ZONING BOARD OF APPEALS**

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LEGAL NOTICE - TOWN OF WESTBROOK - ZONING BOARD OF APPEALS

Pursuant to the Provision of Section 8-7 of the General Statutes of the state of Connecticut (Revision of 1958), notice is hereby given that the Zoning Board of Appeals members present at the 25 June 2014 Public Hearing voted on the following appeals:

No. 14-16 – AMENDED Appeal of Wyatt & Heidi Teubert, owners/applicants; J W Flower Architects, agent. Property located at 209 Salt Island Road. Identified on Assessor's map 182 as Parcel 112. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.02 lot area to allow 1,638 sq. ft. where 15,000 sq. ft. required, Section No. 4.33.03 frontage to allow 25.80' where 80' required, Section No. 4.33.05 max coverage to allow 64.6% where 25% max allowed, Section No. 4.33.06(a) front yard setback to allow 1.48' to deck where 25' required, Section No. 4.33.06(b) side yard setback (West) to allow .04' where 10' required, Section No. 4.33.06(b) side yard setback (East) to allow 1.28' where 10' required, Section No. 4.33.06(c) rear yard setback to allow 0' where 35' required, and Section 2.10.06 extension/enlargement of non-conforming uses/structures, to raise existing house to meet FEMA standards and construct decks as shown on the proposed plans. CAM required. Opening of public hearing held over from 5/28/14 to 7/23/14.

No. 14-17 – AMENDED Appeal of Diane Edwards, owner/applicant; Attorney Edward M. Cassella, agent. Property located at 500 Pond Meadow Road. Identified on Assessor's map 160 as Parcel 006. RR zone. USE Variance requested from Zoning Regulations Section No. 8.00.03(b), Section No. 8.00.04(e), and Section No. 8.00.04(f), for accessory apartment in detached garage. CAM exempt. Opening of public hearing held over from 5/28/14. GRANTED.

No. 14-18 – Appeal of Peter DiClementi, applicant/agent. Property located at 74 Pilots Point Drive. Identified on Assessor's map 194 as Parcel 009. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.06(b) side yard setback to allow 1.09' where 10' required, for 8' X 10.6' storage shed. CAM exempt. GRANTED w/Stipulation.

No. 14-19 – Appeal of Dr. A. Schwartz, owner; Wayne S. Garrick AIA, applicant/agent. Property located at 5 Bluff Street. Identified on Assessor's map 196 as Parcel 39. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.06(b) side yard setback to allow 6' where 10' required, and Section No. 4.33.08 max height to allow 39.5' where 35' max allowed, for construction of an elevator. CAM exempt. DENIED.

Mark Damiani, Chairman
Zoning Board of Appeals

Dated at Westbrook, Connecticut
This 29th day of June 2014
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