



**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 24 October 2012 Public Hearing voted on the following appeals:

No. 12-18 - Appeal of Richard & Angela Jukonski, owner/applicant; David M. Royston, Esquire, agent. Property located at 70 Captains Drive. Identified on Assessor's map 195 as Parcel 11. CB zone. Variance requested from Zoning Regulations Section No. 4.65.03 increase in building coverage from Regulations max of 20% from currently existing 1,566.6 square feet (21.2%) to 1,890.6 square feet (25.5%) to add garage on street side of property. CAM approval required. GRANTED; CAM approved.

No. 12-19 – Appeal of Mary Ann Dunn, owner/applicant. Property located at 150 Salt Island Road. Identified on Assessor's map 182 as Parcel 085. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.06 front yard setback, to allow 2'4" where 25' required, and Section No. 2.10.06 extension/enlargement of non-conforming structure, to allow replacement of existing porch with roof to alleviate weather and water damage to front of home. CAM exempt. DENIED.

No. 12-20 – Appeal of Jessica M. Whelan, owner; Joseph Shea of AJ Shea Construction, applicant/agent. Property located at 28 Avenue C. Identified on Assessor's map 181 as Parcel 147. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.06 side yard setback to allow 9' +/- where 10' required, and Section No. 4.33.06 rear yard setback, to allow 23' +/- where 35' required, to install inground pool. CAM exempt. DENIED W/O PREJUDICE.

No. 12-21 – Appeal of Stephen & Barbara Mason, Trustees, owners/applicants; Edward M. Cassella, Esquire, agent. Property located at 99 Second Avenue. Identified on Assessor's map 181 as Parcel 127. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.06(b) side yard setback, to allow 4.0' where 10.0' required, Section No. 4.33.06(c) rear yard setback, to allow 3.8' where 35.0' required, and Section No. 2.10.06 extension/enlargement of non-conforming structure, to renovate existing non-conforming garage. CAM approval required. GRANTED; CAM approved.

Mark D. Damiani, Chairman
Zoning Board of Appeals

Dated at Westbrook, Connecticut
This 27th October 2012

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