

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553
www.waterfordct.org

June 19, 2023

James Bernardo
102A Spithead Road
Waterford, CT 06385

**RE: Zoning Board of Appeals #ZBA-23-5
4 Ridgewood Avenue**

Dear Mr. Bernardo:

You are hereby notified of the requirement to mail the notification of pending public hearing to each property owner located within 150 feet of the subject site.

In accordance with Section 27.9 of the Zoning Regulations, **notice of the hearing must be mailed to at least one owner of each subject property between June 12, 2023 and July 2, 2023, which is not more than 30 days or less than 10 days before the date set for the public hearing.** Such mailing shall be accomplished by transmitting a copy of the text of the hearing notice, which is enclosed.

Evidence of such mailing, in the form of United States Postal Service Certificates of Mailing, must be submitted to the Zoning Official by July 7, 2023, which is not less than five days prior to the hearing date. Certificates of Mailing may be obtained from the U.S. Postal Service; it is not necessary to use the "Certified Mail-Return Receipt Requested" method of mailing.

Sincerely,


Dawn Choisy
Recording Secretary
Zoning Board of Appeals

Enclosures - Notice of Public Hearing

Cc: Maryse Callard, Trustee (c/o George Szdlowski)

Certified #9171 9690 0935 0254 4044 08

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Town of Waterford Zoning Board of Appeals Notice of Public Hearing

The Zoning Board of Appeals will hold a Public Hearing on July 12, 2023. The meeting will begin at 5:30 pm in Town Hall to consider the following items:

Application #ZBA-23-3 - Appeal of Jeffry and Audrey Huse, owners and applicants at 28 Vivian St, R-20 zone. Variance is requested from zoning regulations: Section 4.4.2, Side Yard Setback, as shown on plans titled "Improvement Location Survey – Zoning, prepared for Jeffrey & Audrey Huse" revised to 5/1/23.

Application #ZBA-23-4 - Appeal of David McCarthy, owner and applicant at 7 Strosberg Road, C-G zone. Variance is requested from zoning regulations: Section 8.4.1 – Front Yard Setback, and 8.4.2 – Side Yard Setback, as shown on plans titled "Zoning Location Survey" dated May 30, 2023.

Application #ZBA-23-5 - Appeal of Maryse Callard, Trustee (c/o George Szdlowski), owner, James Bernardo, LS applicants at 4 Ridgewood Avenue, VR-7.5 zone. Variance is requested from zoning regulations: Sections 6a.6, Side Yard Setback and 6a.6, Front Yard Setback as shown on plans titled "Zoning Compliance Survey, for Property Located at 4 Ridgewood Avenue" dated April 21, 2023. A Coastal Site Plan Review is required in accordance with the Coastal Management Act.

Dated at Waterford this 19th day of June, 2023.

Cathy Gonyo, Chairwoman
