

Town of Clinton  
ZONING BOARD OF APPEALS  
ANDREWS MEMORIAL TOWN HALL  
54 EAST MAIN STREET  
CLINTON CONNECTICUT 06413

**Town of Clinton  
REVISED  
LEGAL NOTICE OF PUBLIC HEARING  
(AS TO ZBA 08-010)**

The Town of Clinton Zoning Board of Appeals will hold a public hearing on Wednesday, April 16, 2008 at 7:30 P.M. in the Green Room of the William Stanton Andrews Memorial Town Hall, 54 East Main Street, Clinton, Connecticut, to consider the following:

1. **ZBA 07-031:** 131A Shore Road. Thomas & Marilyn Yacavone (Applicants & Owners). Application for Variance of **Section 8.8.6 (Front Setback)**, **8.8.14 (Maximum Aggregate Ground Coverage)** and **13.2.1 (Expansion of a Non-conforming Structure)** to construct an attached garage. Assessor's Map 86 Block 72 Lot 101. Zone: R-10. ***Last Day to Open Public Hearing: April 16, 2008***
2. **ZBA SE & CAL 08-000A:** "Ditty's Pit Stop LLC", a portion of 316 East Main Street, Jason Dittert (Applicant & Business Owner). Steven J. Simoncini (Property Owner): Application for Special Exception and Certificate of Appropriateness of Location for a portion of the structure to be used for maintenance and repairs to scooters, ATVs, minibikes and miscellaneous. Assessor's Map 86 Block 71 Lot 61. Zone: B-4.
3. **ZBA 08-007:** 7 Columbia Road, Karl Sachs (Applicant & Owner). Application for Variance of **Section 25.10.6 (Front Setback)** and **25.10.10 (Rear Setback)** for the construction of a 2-car garage with second-story storage/workshop. Assessor's Map 4 Block 2 Lots 144, 145 and 146. Zone: R-80.
4. **ZBA 08-008:** 35 Beach Road. Timothy D. Wininger, Jr. (Applicant) Timothy D. Wininger, Jr. & Sarah H. Wininger (Owners). Application for **two** Variances of **Section 25.10.6 (Front Setback)** and **Section 27.2.1 (Expansion of a Non-conforming structure)** for an existing deck. Assessor's Map 85 Block 69 Lot 73. Zone: R-10.  
**AFTER THE FACT**
5. **ZBA 08-009:** 32 James Vincent Drive. John Gaudet (Applicant) John and Erin Gaudet (Owners). Application for a Variance of **Section 25.10.8 (Side Setback)** for the construction of a detached two-car garage with second floor storage. Assessor's Map 27 Block 40 Lot 41. Zone: R-80.
6. **ZBA 08-010 & CAM:** 22 Merrill Road. Gregg Fedus, Fedus Engineering, LLC (Applicant) Traver R. Steiner (Owner). Application for Variances of **Section 25.10,6 (Front Setback)** and **25.7.2 (Tidal Wetlands Buffer)** for a new single family residence. Assessor's Map 69 Block 66 Lot 201. Zone: R-10.

At said Hearing all persons will have the right to be heard and written communication received. The application(s) and accompanying maps are available for public inspection in the Land Use Office of the Town Hall. Mark Richards, Chairman, Town of Clinton ZBA

E-mailed to the Harbor News to appear one (1) times on: Thursday, April 10, 2008