

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 January 2012 Public Hearing voted on the following appeals:

No. 11-23 -Appeal of Stempien Realty Trust, owner; Zdon Builders Inc, applicant, William Zdon, agent. Property located at 48 Elm Avenue. Identified on Assessor's map 196 as Parcel 005. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.06(a) front yard setback, to allow 7.9' where 25' required, Section No. 4.33.06(b) side yard setback, to allow 7.2' where 10' required, and Section No. 4.33.06(c) rear yard setback, to allow 25' +/- where 35' required, to allow raising of the existing house to meet flood elevation code, remove existing garage, and construct new addition. CAM required. **GRANTED WITH STIPULATION.**

No. 11-24 - Appeal of Dominick Daniels, owner/applicant. Property located at 385 Seaside Avenue. Identified on Assessor's map 172 as Parcel 11. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.06(b) side yard setback, to allow 5' where 10' required, Section No. 4.33.06(c) rear yard setback, to allow 2' where 35' required, and Section No. 4.33.07 tidal wetlands, to allow 5' where 50' required, to allow 8' x 10' storage shed. CAM exempt. **CONTINUED TO 2/22/2012.**

No. 11-25 - Appeal of Joan Ireland, owner/applicant; Thomas Elliott AIA, agent. Property located at 151 Old Mail Trail. Identified on Assessor's map 195 as Parcel 078. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.06(c) rear yard setback, to allow 7.75' where 35' required, and Section No. 2.10.7 replacement of non-conforming structure. CAM exempt. **GRANTED.**

No. 12-01 -Appeal of Ronald E. Lyman & Jacqueline A. Lyman, Trustees, owners; Ronald E. Lyman, Trustee, applicant; Edward M. Cassella, Esquire, agent. Property located at 73 Second Avenue. Identified on Assessor's map 181 as Parcel 132. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.06(b) side yard setback, to allow 1' where 10' required, Section No. 4.33.06(b) side yard setback, to allow 0.6' where 10' required, Section No. 4.33.06 (c) rear yard setback, to allow 2.4' where 35' required, Section No. 4.33.05 maximum building coverage, to allow 38% where 25% is maximum, and Section No. 2.10.06 enlargement/alteration of nonconforming structure, for minor additions including a storage shed, handicapped access elevator, expansion of third floor living space, and second story addition over garage. CAM required. **DENIED.**

Mark D. Damiani

Mark D. Damiani, Chairman
Zoning Board of Appeals

Dated at Westbrook, Connecticut
This 26th day of January 2012
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