



**TOWN OF WESTBROOK
ZONING BOARD OF APPEALS**

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LEGAL NOTICE - TOWN OF WESTBROOK - ZONING BOARD OF APPEALS

NOTICE IS HEREBY GIVEN THAT THE Zoning Board of Appeals will hold a PUBLIC HEARING on 25 January 2012 at 7:30 p.m. in the Multi-Media Room of the Teresa Mulvey Municipal Center, 866 Boston Post Road, Westbrook, to hear the following:

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. CONTINUED FROM 12/14/11

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.

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.

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 non-conforming 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.

In accordance with Americans with Disabilities Act, Final Rule 1994 for State and Local Government Facilities, special accommodations will be provided upon notification to agency within a reasonable time of such need.

Mark D. Damiani, Chairman
Zoning Board of Appeals

Dated at Westbrook, Connecticut
This 7th day of January 2012

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