



**TOWN OF WESTBROOK
ZONING BOARD OF APPEALS**

866 BOSTON POST ROAD
WESTBROOK, CONNECTICUT 06498
(860) 399-3046 • FAX (860) 399-3092

PUBLIC HEARING AND REGULAR MEETING

AGENDA

13 November 2013

In the Multi-Media Room of the Teresa Mulvey Municipal Center
Public Hearing 7:30 p.m. – Regular Meeting immediately follows

PUBLIC HEARING

Applications:

No. 13-22 – Appeal of Adam L. Schwartz, owner/applicant; Thomas Elliott AIA agent. Property located at 154 Second Avenue at Stannard Beach. Identified on Assessor's map 181 as Parcel 107. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.06(a) front yard setback to allow 15.3' for deck and 23.5' for balcony where 25' required, Section No. 4.33.06(b) side yard setback to allow 10.0' for residence and 12.01' for deck where 15' required, Section No. 4.33.07 tidal wetlands buffer for residence to allow 37' where 50' required, and Section No. 2.10.07 replacement of existing non-conforming structure, to allow removal and replacement of existing residence to meet base flood elevations, and removal of existing shed, resulting in a reduction of site coverage of 881 square feet. CAM required. Public Hearing CLOSED; Deliberations CONTINUED from 10/23/13

No. 13-24 – Appeal of Glenn Salamone, owner/applicant; Attorney Edward M. Cassella, agent. Property located at 48 Tarpon Avenue. Identified on Assessor's map 189 as Parcel 113. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.06(b) side yard setback to allow 5'0" where 10' required, Section No. 4.33.06(c) rear yard setback to allow 7'3" where 35' required, Section No. 4.33.07 tidal wetlands buffer to allow 13'9" where 50' required, and Section No. 11.00.05 building in tidal wetlands setback, to complete renovations of existing second floor, remove front entry porch and non-conforming shed, and construction of rear deck. CAM required. CONTINUED from 10/23/13

No. 13-26 – Appeal of Appeal of Lynn E. Abraham, owner/applicant; Thomas Elliott AIA, agent. Property located at 39 Sunrise Road. Identified on Assessor's map 196 as Parcel 008. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.06(c) rear yard setback to allow 25.8' where 35' required (residence), Section No. 4.33.06(c) rear yard setback to allow 28.9' where 35' required (sunroom), both in existing footprint, and Section No. 2.10.06 extension/enlargement of non-conforming structure, to build new attic on existing residence and a sunroom on second floor over existing sunroom, remove all utilities from basement to above flood elevation and full basement to create crawl space. CAM exempt.

No. 13-27 – Appeal of Michael and Penelope Tosatti, owners/applicants; Thomas Elliott AIA, agent. Property located at 12 Mohican Road West. Identified on Assessor's map 195 as Parcel 132. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.06(b) side yard setback (East) to allow 7.8' (residence) where 10' required, Section No. 4.33.06(b) side yard setback to allow 6.75' (chimney) where 10' required, Section No. 4.33.06(b) side yard setback (West) to allow 8.2' (residence) where 10' required, Section No. 2.10.06 extension/enlargement of non-conforming structure, and Section No. 8.10.00 projection (chimney) into required yard area, to increase roof pitch in non-conforming gable ends to allow headroom for placement of windows, and to allow increase of chimney height to meet building code requirements above new conforming second floor addition. CAM exempt.

REGULAR MEETING immediately following public hearing

Decisions:

Discussion and possible decision on Appeals No. 13-22, 13-24, 13-26 and 13-27.

Minutes:

Public Hearing and Regular Meeting Minutes of 23 October 2013

Bills

Correspondence

Any Other Business

Janet L Aiken

Janet L. Aiken, Recording Secretary Category I
Zoning Board of Appeals