



**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**

**28 March 2012**

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. 12-02 - Appeal of David Hosmer, owner; Rick Brauchler Jr. & Co LLC, applicant/agent. Property located at 12 Striper Avenue. Identified on Assessor's map 189 as Parcel 071. HDR zone. Variance requested from Zoning Regulations Section No. 4.33.06(b) side yard setback, to allow 7'6" where 10' required, to allow new 10' x 18' deck off existing covered porch which is to be enclosed for use as habitable space. CAM exempt.**

**No. 12-03 - Appeal of Ronald E. and Jacqueline A. Lyman, owner; 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 1.08' where 10' required; Section No. 4.33.06(b) side yard setback, to allow 1.60' where 10' required; Section No. 4.33.06(c) rear yard setback, to allow 22.38' where 35' required; Section No. 4.33.05 maximum building coverage, to allow 34.3% where 25% required; and, Section No. 2.10.06, enlargement/alteration of a non-conforming structure, to add a handicapped accessible bedroom on the second floor as well as the addition of a storage shed on the street side of the property. CAM required.**

**No. 12-04 – Appeal of 80 Flat Rock Place LLC, owner/applicant; Brian R. Smith, agent. Property located at 80 Flat Rock Place. Identified on Assessor's map 166 as Parcel 31. TIC-65 zone. Variance requested from Zoning Regulations Section No. 10.27.01, illumination of signs, to allow illumination of a sign by light emanating from the wall on which the sign is mounted; Section No. 10.27.03, one sign per business, to allow multiple signs per the submitted plans as well as the addition of an internally illuminated wall; Section No. 10.27.03, principal sign area maximum of 32 square feet, to allow an increase of 39.5 square feet more than allowed by variance granted in 2007 for a total of 387.5 square feet of wall-mounted and pylon signage; and Section No. 10.27.03, principal sign area maximum of 32 square feet, to allow an internally illuminated structural wall of 1,178 square feet. CAM exempt.**

**No. 12-05 – Appeal of 316 Essex Road LLC, owner/applicant; Eve Barakos, agent. Property located at 316 Essex Road. Identified on Assessor's map 166 as Parcel 27. MDR/LDR zone. Variance requested from Zoning Regulations Section No. 10.03.05 access drive width, to allow 16' where 24' is required, and, a Use Variance for use as professional office space. CAM exempt.**

**REGULAR MEETING** immediately following public hearing

**Decisions:**

Discussion and possible decisions on Appeal No. 12-02, 12-03, 12-04 and 12-05.

**Minutes:**

Public Hearing Minutes and Regular Meeting Minutes of 22 February 2012

**Bills**

**Correspondence**

**Any Other Business**

*Janet L Aiken*

Janet L. Aiken, Administrative Secretary  
Zoning Board of Appeals