



TOWN OF WESTPORT
ZONING BOARD OF APPEALS
TOWN HALL, 110 MYRTLE AVENUE
WESTPORT, CT 06880 (203) 341-1081

ACTION MINUTES

ZONING BOARD OF APPEALS

Tuesday – October 18, 2016

7:30 p.m. – Auditorium

Members present:

Jim Ezzes – Chairman

Elizabeth Wong – Vice Chairman

Bernard Deverin - Secretary

JackieMasumian sitting for Bill Harris

Robert Simmelkjaer

Staff: Mary Young, Deputy Director Planning and Zoning

I PUBLIC HEARING

1. **35 Old Mill Road:** *(The following application will be opened and continued to 11/1/16. No testimony will be taken at this hearing)* ZBA Appl. #7511 by Eric Michaels for property owned by Scott and Jennifer Soodek for a variance for setbacks, coverage and height for a half story addition, to be consistent with the Coastal Area Management Act, for property located in a Residence B zone, PID #E04069000.

Action: Hearing not opened. A new legal notice to be published for the 11/1/16 meeting

2. **4 Hide-Away Lane:** ZBA Appl. #7509 by Mel Barr, Barr Associates, LLC for property owned by Ellen Jo Mendell for setbacks, coverage and height for legalization of an existing air conditioning condensing unit in setbacks, existing driveway over total coverage and existing house over allowable height, for property located in a Residence A zone, PID #E05064000.

Motion to approve by Jim Ezzes and seconded by Bernard Deverin

Granted: 5 – 0 {Ezzes, Wong, Deverin, Simmelkjaer, Masumian}

3. **3 High Point Road:** ZBA Appl. #7510 by Jake Vander Kemp for property owned by Lorraine Slavin to legalize patio, deck and fire pit in setbacks, for property located in a Residence AA zone, PID #G11052000.

Motion to approve by Bernard Deverin and seconded by Jackie Masumian

Granted: 5 – 0 {Ezzes, Wong, Deverin, Simmelkjaer, Masumian}

4. **12 Cunningham Place:** ZBA Appl. #7506 by Katherine Parente for property owned by Marco and Katherine Parente for grading within five (5) feet of property line and construction of retaining walls, for property located in a Residence A zone, PID #C11153000.

Action: Hearing opened and continued to 11/22/16. No testimony was taken at hearing

5. **10 Westport Avenue:** ZBA Appl. #7514 by Don Fairbanks for property owned by Ashley Schapiro for a variance for coverage for a new single family dwelling and swimming pool, for property located in a Residence A zone, PID #D03156000.

Motion to approve by Jackie Masumian and seconded by Rob Simmelkjaer

Granted: 5 – 0 {Ezzes, Wong, Deverin, Simmelkjaer, Masumian}

- **Old Business**

- a) **500 Post Road East:** ZBA Appl. #7505 by Mel Barr, Barr Associates, LLC for property owned by French Post Road East, LLC for wall signs above the lower sill of second floor window and more than 20 feet above grade and for wall signs for tenant above first floor more than six (6) square feet in window, for property located in a GBD zone, PID #E09053000.

Motion to approve by Jackie Masumain and seconded by Liz Wong

Granted: 4 – 0 {Ezzes, Wong, Deverin, Masumian}

- **Other ZBA business**

- a) **8 Compo Hill Avenue, ZBA #7177, request for modification – modification granted**