



**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 – November 22, 2016

7:30 p.m. – Auditorium

Members present:

Jim Ezzes – Chairman

Elizabeth Wong – Vice Chairman

Bernard Deverin - Secretary

Winston Allen sat for Bill Harris for 1141 & 1135 Post Rd East only

Bill Harris

Robert Simmelkjaer

Staff: Katherine Daniel, Deputy Director Planning and Zoning

Mary Young, Planning and Zoning Director

I PUBLIC HEARING

1. **1141 Post Road East:** *(The following application is continued from 11/1/16. Testimony was taken)* ZBA Appl. #7515 by Richard Redniss, AICP for property owned by 1141 Post Rd E. LLC for a variance for setbacks in the GBD zone and for grading within five (5) feet of the property line and slopes exceeding 20% for a mixed residential/commercial development for property located in a GBD/RES A/IHZ zone, PID #G09028000.

Action: Testimony taken, hearing closed, no decision

2. **1135 Post Road East:** *(The following application is continued from 11/1/16. Testimony was taken)* ZBA Appl. #7516 by 1135 Post Rd E. LLC, c/o Richard Redniss, Redniss & Mead, Inc. for a variance for grading within five (5) feet of property line to facilitate revised grading along the property line adjacent to 1141 Post Road East for a pedestrian connection between the two sites, for property located in a BPD/RES A/IHZ zone, PID #G09027000.

Action: Testimony taken, hearing closed, no decision

3. **12 Cunningham Place:** *(The following application is continued from 10/18/16. No testimony was taken)* 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.

Motion to approve by Jim Ezzes and seconded by Bill Harris

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

4. **41 Tamarac Road:** ZBA Appl. #7518 by Joshua Fass for property owned by Joshua and Melissa Fass for legalization of shed and trash enclosure structure in setbacks and over coverage, for property located in a Residence A zone, PID #D10056000.

Motion to deny by Bill Harris and seconded by Liz Wong

Denied: 5 – 0 {Ezzes, Wong, Harris, Deverin, Simmelkjaer}

5. **104 Beachside Avenue:** ZBA Appl. #7519 by Nancy A. Lovas for property owned by Marc Lasry for a variance for setbacks for an addition for property located in a Residence AAA zone, PID #I05001000.

Action: Testimony taken, hearing continued to 12/13/16

- **Old Business**
- **Other ZBA business**