



**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 – February 14, 2017**

**7:30 p.m. – 201/201A**

#### **Members present:**

Jim Ezzes – Chairman

Elizabeth Wong – Vice Chairman

Bernard Deverin - Secretary

Robert Simmelkjaer

Bill Harris

**Staff:** Katherine Daniel, Deputy Director Planning and Zoning

### **I PUBLIC HEARING**

1. **15 Birch Street:** ZBA Appl. #7528 by George Masumian for property owned by Paul D. Chapman for setback and coverage variances for a building addition, for property located in a Residence A zone, PID #D09067000.

**Motion to approve by Jim Ezzes and seconded by Bernard Deverin**

**Granted: 4 – 1 {Ezzes, Wong, Deverin, Simmelkjaer} in favor  
{Harris} opposed**

2. **14 Westport Avenue:** ZBA Appl. #7520 by Andy Soumelidis/ LANDTECH, for property owned by Richard and Debra Becker for a variance for coverage for a new FEMA compliant, single family dwelling with a pool, for property located in a Residence A zone, PID #D03154000.

**Motion to approve by Rob Simmelkjaer and seconded by Liz Wong**

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

3. **118 Myrtle Avenue:** ZBA Appl. #7524 by Douglas and Kristen Tirola for property owned by Douglas and Kristen Tirola for a coverage variance for building additions and driveway addition, for property located in a Residence A zone, PID #C10131000.

**Motion to approve by Jim Ezzes and seconded by Bill Harris**

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

4. **1580 Post Road East:** ZBA Appl. #7525 by Howard Lathrop for property owned by Mackno Post Rd Properties, LTD for coverage and setback variances for a building addition and for A/C units and to allow for no loading space, for property located in a GBD zone, PID #H09182000.

**Motion to approve by Liz Wong and seconded by Bernard Deverin**

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

5. **59 Post Road East:** ZBA Appl. #7526 by Karen Johnson, Bedford Square Associates, LLC for property owned by Bedford Square Associates, LLC for sign variances to allow for greater than the allowable number of free standing signs and walls signs, for more sign area than is allowed for free-standing signs, for setback relief for free-standing sign locations, for location relief to allow wall signs above the lowest point of roof and above the lower sill of the second story window, and to allow wall signs to project more than 18” from the building facade, for property located in both the BDC/H and RORD2 zones, PID #C09140000.

**Motion to grant in part/deny in part by Rob Simmelkjaer and seconded by Bill Harris**

**Denied: 3 – 2 {Harris, Simmelkjaer, Deverin} in favor  
{Ezzes, Wong} opposed**

## **II WORK SESSION**

- **Old Business**
  - **Other ZBA business**
- a) **Vote on new ZBA alternate – Victoria Gouletas elected as alternate**
  - b) **9 Owenoke Park, ZBA #7476, request for modification – request granted**
  - c) **115 Harbor Road, ZBA #7362, request for modification – request granted**