



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 – May 23, 2017

7:30 p.m. – Auditorium

Members present:

Jim Ezzes – Chairman

Winston Allen sat for Elizabeth Wong – Vice Chairman

Bernard Deverin– Secretary

Victoria Gouletas sat for Bill Harris

Robert Simmelkjaer

Staff: Katherine Daniel, Deputy Director Planning and Zoning

I PUBLIC HEARING

1. **378 Riverside Avenue:** *(The following application is continued from 4/25/17 and 5/9/17. Testimony was previously taken)* Appl. #7538 by Peter Nisenson for property owned by 378 Riverside Ave LLC, for legalization of driveway over allowable coverage, for property located in a Residence A zone, PID #B07085000.

Motion to approve by Robert Simmelkjaer and seconded by Bernard Deverin

Granted: 5 – 0 {Ezzes, Allen, Deverin, Gouletas, Simmelkjaer}

2. **1790 Post Road East:** ZBA Appl. #7546 by Larry Bourque, ABC Sign Corporation for property owned by Beylas LLC for legalization of signage in a GBD, for The Orthopaedic & Sports Medicine Center, for more square feet of wall signage than allowed and for more than three (3) wall signs, for property located in a GBD zone, PID #I09006000.

Motion to grant in part/deny in part by Victoria Gouletas and seconded by Winston Allen

Granted in part/Denied in part: 5 – 0 {Ezzes, Allen, Deverin, Gouletas, Simmelkjaer}

Granted four signs, denied fifth sign on door

3. **3 Quentin Road:** ZBA Appl. #7549 by Bruce Redman Becker for property owned by Bruce Redman Becker for a variance for coverage and setbacks for a spa with lap pool, for property located in a Residence A zone, PID #D04120000.

Motion to grant in part/deny in part by Jim Ezzes and seconded by Victoria Gouletas

Granted in part/Denied in part: 5 – 0 {Ezzes, Allen, Deverin, Gouletas, Simmelkjaer}

Granted coverage, denied setback

4. **12 Rocky Ridge Road:** ZBA Appl. #7551 by Calef Davis for property owned by Calef and Raelyn Davis for a variance for and addition in the setbacks for property located in a Residence A zone, PID #D07099000.

Motion to grant by Jim Ezzes and seconded by Robert Simmelkjaer

Granted: 5 – 0 {Ezzes, Allen, Deverin, Gouletas, Simmelkjaer}

5. **15 Covlee Drive:** ZBA Appl. #7552 by Peter Romano/LANDTECH for property owned by 15 Covlee Drive, LLC for a variance for coverage for a new single family dwelling, for property located in a Residence A zone, PID #A02036000.

Motion to approve by Robert Simmelkjaer and seconded by Bernard Deverin

Granted: 5 – 0 {Ezzes, Allen, Deverin, Gouletas, Simmelkjaer}

II WORK SESSION

- **Old Business**
- **Other ZBA business**
 - a) **134 Cross Highway, ZBA #7242, request for modification – modification granted**