



**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 28, 2017

7:30 P.M. Auditorium

Members present:

Jim Ezzes – Chairman

Elizabeth Wong

Bernard Deverin– Secretary

Bill Harris

Victoria Gouletas

Staff: Katherine Daniel, Deputy Director Planning and Zoning

I ANNUAL MEETING

Jim Ezzes elected Chairman, 4 – 0

Liz Wong elected Vice Chairman, 4 – 0

Bernard Deverin elected Secretary, 4 - 0

II PUBLIC HEARING

1. **5 Quentin Road:** *(The following application is continued from 11/14/17 and further continued to 1/9/18. No testimony was taken)* Appl. #7575 by Louise Brooks for property owned by Andra H. Vebell and Lawrence R. Hoy for a variance for setbacks and coverage for raising an existing non conforming house to be FEMA compliant and for additions, for property located in a Residence A zone, PID #D04119000.

Action : Hearing further continued to 1/9/18. No testimony was takne

2. **233 Hillspoint Road:** *(The following application will be opened and continued to 12/5/17. No testimony will be taken at this hearing)* ZBA Appl. #7592 by 233 LLC, c/o John F. Fallon, Esq. for property owned by 233 LLC for a variance for setbacks and coverage for a new single family dwelling, for property located in a Residence B zone, PID #E04107000.

Action: Hearing opened and continued to 12/5/17. No testimony was taken

3. **55 Beachside Avenue:** *(The following application is continued from 11/14/17. Testimony was taken)* ZBA Appl. #7578 by Robert Marx for property owned by Joseph Anstey Trustee for a variance for construction of new single family dwelling in setbacks and for renovation of existing pre-1959 dwelling unit to include construction of pergola and for expansion of the floor area of pre-1959 dwelling unit previously approve under Variance #3119, for an accessory

building over 300 square feet and more than two (2) water fixtures, for property located in a Residence AAA zone, PID #H05006000.

Action: Hearing continued to 12/5/17. No testimony taken at this hearing.

4. **2 Conte Place:** ZBA Appl. #7586 by Opala Avdiu for property owned by Opala Avdiu for a variance for setbacks, coverage, height and parking for a new single family dwelling for property located in a Residence A zone, PID #B02085000.

Action: Hearing opened and continued to 12/5/17. Testimony was taken

5. **38 Otter Trail:** ZBA Appl. #7576 by Michael Cusato, AIA for property owned by Marc Lewis for a variance for setbacks, height, coverage and expansion of accessory structure over 300 square feet and over one story, for renovation of detached garage for property located in a Residence A zone, PID #C07064000.

Motion to approve by Mr. Ezzes and seconded by Mr. Deverin

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

6. **6 Daybreak Lane:** ZBA Appl. #7579 by Sarah Blumberg for property owned by Michael and Sarah Blumberg for a variance for setbacks and coverage for an addition to existing structure for property located in a Residence A zone, PID # D13146000.

Motion to approve by Mr. Harris and seconded by Mr. Ezzes

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

7. **48 Owenoque Park:** ZBA Appl. #7584 Aviel Suarez for property owned by Deborah and Gadi Slade for a variance for coverage for additions and for setbacks for A/C unit for property located in a Residence A zone, PID #C03013000.

Motion to approve by Ms. Wong and seconded by Mr. Harris

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

8. **10 Norwalk Avenue:** ZBA Appl. #7588 by John T. Fifield for property owned by Hildy and Marc Sheinbaum for a variance for setbacks and height for a second floor addition to an existing structure, for property located in a Residence A zone, PID #D03137000.

Motion to approve with condition by Mr. Ezzes and seconded by Mr. Harris

Granted with condition: 5 – 0 {Ezzes, Wong, Harris, Deverin, Gouletas}

III WORK SESSION

- **Old Business**

- **Other ZBA business**

- a) **5 Mansfield Place, ZBA #7053, request for modification – modification denied**