



**TOWN OF WESTPORT**  
**ZONING BOARD OF APPEALS**  
TOWN HALL, 110 MYRTLE AVENUE  
WESTPORT, CT 06880 (203) 341-1030

## **ACTION MINUTES**

### **ZONING BOARD OF APPEALS**

**Tuesday – October 23, 2018**

**7:30 P.M. Auditorium**

#### **Members present:**

Jim Ezzes – Chairman

Elizabeth Wong – Vice Chair

Bernard Deverin - Secretary

Thomas Hood

**Staff:** Katherine Daniel, Deputy Director Planning and Zoning  
Cindy Tyminski, AICP, Planner

### **I PUBLIC HEARING**

**7:30 PM**

1. **15 Hilltop Trail:** *(The following application is continued from 10/9/18 and will be further continued to 11/13/18. No testimony will be taken at this hearing. Testimony was previously taken)* ZBA Appl. #7667 by Stan Thurley for property owned by Stanley B Thurley and Nancy J. Levenson for a variance for setbacks for a shed, for property located in a Residence AA zone, PID #G08029000.

**Action:** Hearing continued to 11/13/18. No testimony taken at this hearing.

2. **325 Riverside Avenue:** *(The following application is continued from 9/25/18. Testimony was taken)* ZBA Appl. #7654 by Fr. Tanya Futoryan for property owned by Davis Company for a variance for a sign above lowest point of roof, above lower sill of second floor window and for second floor wall sign, for property located in a GBD zone, PID #C07005000.

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

**Granted: 4 – 0 {Ezzes, Wong, Deverin, Hood}**

3. **115 Kings Highway North:** *(The following application is continued from 9/25/18. No testimony was taken)* ZBA Appl. #7661 by Tracy Levites for property owned by Tracy Levites for a variance for setbacks for existing deck, for property located in a Residence AA zone, PID #C10031000.

**Motion to approve by Mr. Ezzes and seconded by Mr. Hood**

**Granted with conditions: 4 – 0 {Ezzes, Wong, Deverin, Hood}**

**Condition: Six to eight evergreens to be planted along northern portion of property.**

4. **21 Berkeley Road:** ZBA Appl. #7668 by Patricia M. Miller for property owned by Cynthia Murdock and Armand Wolff for a variance for setbacks for an addition, for property located in a Residence AAA zone, PID #E16034000.

**Motion to grant in part/deny in part by Mr. Hood and seconded by Mr. Deverin**

**Granted: 4 – 0 {Ezzes, Wong, Deverin, Hood}**

**Second story addition was granted, breezeway was denied**

5. **2 Mortar Rock Road:** ZBA Appl. #7669 by Jillian Klaff for property owned by Jillian Klaff for a variance for setbacks to install a generator, for property located in a Residence A zone, PID #D07018000.

**Motion to approve by Mr. Ezzes and seconded by Ms. Wong**

**Granted: 4 – 0 {Ezzes, Wong, Deverin, Hood}**

6. **139 Kings Highway North & 180 Wilton Road:** ZBA Appl. #7658 by William Achilles Jr AIA-Achilles Architects for property owned by Braidmax LLC and Roger J. Leifer Trustee for a variance for grading within five (5) feet of the property line to install a drainage pipe to be consistent with the Coastal Area Management Act, for property located in a Residence AA zone, PID #C11049000 and PID #C11048000.

**Motion to approve by Mr. Hood and seconded by Mr. Ezzes**

**Granted: 4 – 0 {Ezzes, Wong, Deverin, Hood}**

## **II WORK SESSION**

- **Old Business**

- a. **35 Island Way, ZBA #7502, request for modification granted**

- **Other ZBA Business**