



TOWN OF WESTPORT
ZONING BOARD OF APPEALS
TOWN HALL, 110 MYRTLE AVENUE
WESTPORT, CT 06880
(203) 341-1081

ACTION MINUTES

*Executive Session with Town Attorney Ira Bloom at 7:00 PM in
Room 203 to discuss pending litigation for 221 Sturges Highway - Discussed*

ZONING BOARD OF APPEALS

Tuesday - July 12, 2011

7:30 p.m. –Auditorium

Members present:

Jim Ezzes - Chairman

Elizabeth Wong – Vice Chairman

Andrew Shapiro sat for Jacqueline Masumian

Doug Bowen

Bill Harris

Staff: Larry Bradley, Director of Planning and Zoning

I. Public Hearing on the following cases:

1. **35 Burnham Hill:** ZBA Appl. #6975 by Meredith Cohen for an appeal of Zoning Permit # 38078 issued by the Zoning Enforcement Officer on May 9, 2011 to 35 Burnham Hill, for a new single family dwelling, in a Res AA zone, PID # D05027000.

Motion to uphold ZEO by Jim Ezzes and seconded by Andrew Shapiro

Granted: 5 – 0 (Ezzes, Wong, Shapiro, Bowen, Harris)

2. **5 Bradley Street:** ZBA Appl. #6978 by Peter Gelderman for property owned by Michael & Melissa Banks for a variance to Sec 13-4 and Sec 6-3.1 (setbacks); Sec13-6, Sec 6-2.1 & Sec 6-2.2 (building coverage & total coverage) to legalize existing patio and porch in setbacks and for a new second floor deck and roof over existing porch in front setback, over building and total coverage, in a Res A zone, PID # D03109000.

Motion to approve by Doug Bowen and seconded by Liz Wong

Granted: 5 – 0 (Ezzes, Wong, Shapiro, Bowen, Harris)

3. **222 Post Road West (aka 220 Post Road West):** ZBA Appl. #6979 by Shekhar Mehta for property owned by G&L 222 Post Rd West LLC, for a variance to Sec 24-10 (signage

in GBD), Sec 33-7.2.2 (sign above lower sill of 2nd floor window and more than 20' above grade to top of sign) and Sec 33-7.2.4 (2nd floor tenant with sign more than 6 sq ft and not located in the windows) to install a wall sign above the 2nd story window, in a GBD zone, PID # B08071000.

Action: Continued to 7/26/11, applicant did not appear

4. **8 Norwalk Ave:** ZBA Appl #6981 by Eric Luden for property owned by Eric & Ben Luden for a variance to Sec 6-2.1 (Expansion, Extension or Alteration); 13-6 (Coverage); for relocation and expansion of driveway over coverage to create two legal parking spaces,
Sec 13-11 (Parking and Loading); Sec 34-6.1 (Location of Parking) for parking extending beyond property line, in a Res A zone, PID #D03138000.

Motion to approve by Liz Wong and seconded by Doug Bowen

Granted: 5 – 0 (Ezzes, Wong, Shapiro, Bowen, Harris)

II. Work Session: (*Note: the public may observe the work session but may not participate*)

- **Review and action on the cases heard above**
- **Other ZBA business**
 - a) **39 Woods Grove Road, request for interpretation regarding previously approved ZBA variance #5458**

Motion to approve by Jim Ezzes and second by Liz Wong

All in favor - No need for a new application