



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 - July 26, 2011

7:30 p.m. –Auditorium

Members present:

Elizabeth Wong – Vice Chairman
Andrew Shapiro sat for Jim Ezzes
Jacqueline Masumian
Doug Bowen
Bill Harris

Staff: Larry Bradley, Director of Planning and Zoning

I. Public Hearing on the following cases:

1. **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.

Motion to approve by Doug Bowen and seconded by Andrew Shapiro

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

2. **4 Berkeley Road:** ZBA Appl. #6980 by Michael Horvath for property owned by Robert Buchman for a variance to Sec 11-4 (setbacks) to cover existing deck with screened porch in a Res AAA zone, PID # E16028000.

Motion to approve by Liz Wong and seconded by Jacqueline Masumian

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

3. **117 Harbor Rd:** ZBA Appl #6982 by Mel Barr for property owned by William Cohen for a variance to Sec 6-2.1 (expansion of non-conforming building), Sec 6-2.2 and Sec 13-6 (non-conforming coverage), Sec 31-7 (setbacks from waterbodies, watercourses and wetlands), Sec 6-3.1 and Sec 13-4 (setbacks) for house renovations for FEMA compliance with a new 2nd floor, in a Res A zone, PID # B02144000.

Motion to approve by Doug Bowen and seconded by Liz Wong

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

4. **8 Gorham Ave:** ZBA Appl #6983 by Chris & Kristin Montanoro for property owned by Steven Lewis for a variance to Sec 6-3.1 and Sec 13-4 (setbacks), Sec 6-2.1 (expansion, extension or alteration), Sec 13-5 (height, number of stories), Sec, 6-2.2 and Sec 13-6 (coverage) for renovations and additions to existing house, in a Res A zone, PID # C11178000.

Motion to approve by Liz Wong and seconded by Andrew Shapiro

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

5. **919 Post Road East:** ZBA Appl #6985 by Paul Holub for property owned by Andy Im for a variance to Sec 6-2.1 (non conforming coverage & floor area), Sec 6-2.2 (non conforming coverage), Sec 24-4 (setbacks), Sec 24-5 (height), Sec 24-6 (coverage), Sec 24-8.2 (floor area ratio), Sec 24-10 (signs), Sec 24-11 (parking), Sec 24-12 (landscaping, screening & buffer areas), Sec 33-3.3 (sign above lowest point of roof, Sec 34-5 (parking, Sec 34-9.2 (percentage of small cars parking), Sec 35-2.2 (front landscape area) and Sec 35-2.3 (parking lot landscaping) to replace new building, parking lot and driveway in a GBD zone, PID # F09073000.

Hearing continued to 9/13/11. Testimony was taken at hearing

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

- **Review and action on the cases heard above**