



**Town of Westport**  
**Zoning Board of Appeals**  
Town Hall, 110 Myrtle Avenue  
Westport, CT 06880  
Tel: 203-341-1030 Fax: 203-454-6145  
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## **ACTION MINUTES**

### **ZONING BOARD OF APPEALS**

**Tuesday – October 29, 2019**

**Public Meeting Started: 7:00 P.M. – 8:35 P.M.**

**Location: Westport Town Hall Auditorium**

#### **Members to be present:**

James Ezzes – Chairman

Elizabeth Wong – Vice Chair

Bernard Deverin - Secretary

Thomas Hood

Josh Newman

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

### **I PUBLIC HEARING**

**Auditorium 7:00 P.M.**

1. **50 Compo Mill Cove:** ZBA Appl. #7736 by Pete Romano, LANDTECH for property owned by Pasquale J. Malpeso, Jr. for an appeal of the decision of the Planning and Zoning Department to issue a Zoning Violation on the above mentioned property, located in Residence A Zone, PID#E04091000.  
**Action: Application was opened with no testimony and continued to 12/10/19 hearing.**
2. **10 Minute Man Hill:** ZBA Appl. #7751 by Mel Barr, Barr Associates, LLC for property owned by 10 Minute Man Hill Associates for a variance for total coverage, to expand the existing driveway, located in Residence AA Zone, PID#D04033000.  
**Action: Application was opened with no testimony and continued to 11/12/19 hearing.**
3. **6 Ivanhoe Lane:** ZBA Appl. #7753 by KerryAnne Linnane for property owned by Steven and Allison Odell for a variance for driveway slope in excess of 6%, to legalize the existing driveway, located in Residence A Zone, PID#C07183000.  
**Action: Application was opened with no testimony and continued to 1/7/20 hearing.**
4. **201 Main Street:** ZBA Appl. #7746 by Mel Barr, Barr Associates, LLC for property owned by Belden Place, LLC for variances for floor area, non-conforming building expansion, FAR, and setbacks, to construct a lobby entry addition within building footprint, conversion of crawl space to cellar for mechanicals and storage, and must be found to be consistent with CAM policies, located in Restrictive Business District, PID#C10091000.  
**Motion to approve in part and deny in part by Mr. Newman and seconded by Mr. Deverin:**  
The variance setback to reconfigure new heating and cooling equipment was granted and found to be consistent with the Coastal Area Management (CAM) Act. The variances for Floor Area, Floor Area Ratio (FAR), Setbacks (in proposed Cellar), and non-conforming building expansion, to construct a lobby entry addition within the building footprint and conversion of the previously approved Crawl Space to Cellar for mechanicals and storage was denied.  
**Granted in part and denied in part: 5-0 {Ezzes, Wong, Deverin, Hood, Newman}.**

5. **2 Pony Lane:** ZBA Appl. #7748 by Mel Barr, Barr Associates, LLC for property owned by Fabricio De Andrade Zonzini for a variance for setback for an existing patio, located in Residence AAA Zone, PID#D15057000.

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

**Granted: 5-0. {Ezzes, Wong, Deverin, Hood, Newman}.**

6. **119 Riverside Avenue:** ZBA Appl. #7754 by Lucien Vita for property owned by Ron and Chiara Rudzin for variances for setback and coverage, to remove existing trellis and construct stairs, located in Residence A Zone, PID#DC08042000.

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

**Granted: 5-0. {Ezzes, Wong, Deverin, Hood, Newman}.**

7. **18 Danbury Avenue:** ZBA Appl. #7749 by Bradley Stern for property owned by Bradley Stein for variances for setback and total coverage, to expand existing patio and legalize the existing total coverage, located in Residence A Zone, PID#D03112000.

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

**Granted: 5-0. {Ezzes, Wong, Deverin, Hood, Newman}.**

- **Old Business**

*No Old Business*

- **Other ZBA Business**

*No Other Business*