



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 - September 13, 2011

7:30 p.m. –Auditorium

Members present:

Jim Ezzes - Chairman

Elizabeth Wong – Vice Chairman

Jacqueline Masumian

Doug Bowen

Bill Harris

Andrew Shapiro SAT for Jim Ezzes for 919 Post Rd East

Staff: Larry Bradley, Director of Planning and Zoning

I. Public Hearing on the following cases:

1. **919 Post Road East:** 7/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.

Motion to approve by Jackie Masumian and seconded by Liz Wong

**Granted: 4 – 1 (Wong, Masumian, Bowen, Harris) in favor
(Shapiro) opposed**

2. **19 Sterling Drive:** ZBA Appl #6984 by Barr Associates, LLC for property owned by FYC LLC for variance to Sec 6-2.1 (expansion, extension or alteration), Sec 6-2.2 & Sec 12-6 (coverage), Sec 6-3.1 & Sec 12-4 (setback), Sec 13-11 & Sec 34-6.1 (parking not on site) and Sec 34-5 (parking for single family), for new house and driveway modification, in a Res AA zone, PID # E04036000.

Motion to deny by Jackie Masumian and seconded by Liz Wong:

**Denied: 4 – 1 (Ezzes, Wong, Masumian, Harris)
(Bowen) opposed**

3. **31 Woody Lane:** ZBA Appl. #6976 by Mark & Samantha Pattinson for property owned by Mark & Samantha Pattinson for a variance to Sec 6-3 (non conforming lot), Sec 11-4 (setbacks) to legalize wood structure for solar panels in setbacks in a Res AAA zone, PID # G13004000.

Motion to approve by Jim Ezzes and seconded by Doug Bowen

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

4. **8 Harbor Rd:** ZBA Appl #6991 by Janet Tatusko for property owned by Janet Bianchini Tatusko for variance to Sec 6-2.2 (non-conforming building) and Sec 13-6 (coverage) to add a three season porch with steps and pillars for storage access under, in a Res A zone, PID # A02023000.

Motion to approve by Liz Wong and seconded by Bill Harris

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

5. **56 Compo Mill Cove:** ZBA Appl #6992 by Franco DiDemetrio for property owned by Edythe Denkin for variance to Sec 6-2.2 (non-conforming coverage) and Sec 13-6 (coverage) to raise the roof line, in a Res A zone, PID # E04088000.

Motion to approve by Doug Bowen and seconded by Liz Wong

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

6. **54 Center Street:** ZBA Appl #6993 by John and Denise Kuendig for property owned by John & Denise Kuendig for variance to Sec 12-4 (setbacks), to legalize portion of porch in the front setback, in a Res AA zone, PID # F07039000.

Motion to approve by Doug Bowen and seconded by Liz Wong

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

7. **65 Kings Highway So:** ZBA Appl #6994 by Vincent Penna for property owned by Vincent Penna for variance to Sec 13-4 to (setbacks) for and addition to existing garage and second floor addition above garage, in a Res A zone, PID # B07048000.

Motion to approve by Jim Ezzes and seconded by Liz Wong

Granted: 5 – 0 (Ezzes, Wong, Masumian, 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) **100 Compo Road South, ZBA Appl. #6831, request for modification**
Modification granted