



## Town of Westport

### Zoning Board of Appeals

Town Hall, 110 Myrtle Avenue

Westport, CT 06880

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www.westportct.gov

# ACTION MINUTES

**ZONING BOARD OF APPEALS:** Tuesday, January 21, 2020

**Public Meeting Started:** 7:00 P.M. **Ended:** 8:51 P.M.

**Members to be Present:**

James Ezzes – Chairman

Elizabeth Wong – Vice Chair

Thomas Hood

Josh Newman

Amy Wistreich (*Sat for Deverin*)

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

## I. PUBLIC HEARING

## AUDITORIUM

1. **54 Wilton Road:** ZBA Appl. #7769 by William J. Fitzpatrick for property owned by STC Green, LLC for variance of the Zoning Regulations: §33-8.2.4 (Wall Signs exceeding six square feet in area) to install a wall sign for second floor tenant, located in General Business District, PID#C10073000.

**Motion to approve with conditions by Josh Newman and seconded by Thomas Hood.**

**Granted: 4-1. In Favor {Wong, Wistreich (*for Deverin*), Hood, Newman}, Opposed {Ezzes}**

2. **10 Mills Street:** ZBA Appl. #7765 by Donald and Kristen Butts for property owned by Donald and Kristen Butts for variance of the Zoning Regulations: §13-4 (Setbacks), §13-6 (Coverage), and §6-3.1 (Non-Conforming Lots, Setbacks) to retain the existing shed, basketball hoop, and swing set, located in Residence A zone, PID#G09113000.

**Motion to approve by James Ezzes and seconded by Josh Newman.**

**Granted: 5-0. {Ezzes, Wong, Wistreich (*for Deverin*), Hood, Newman}**

3. **521 Riverside Avenue:** ZBA Appl. #7767 by Barr Associates, LLC for property owned by SRC Realty Group, LLC for variance of the Zoning Regulations: §31-7 (Setbacks from Waterbodies, Watercourses and Wetlands) and §22-4 (Setbacks) for a patio installed in the setbacks, located in Restrictive Office Retail District #2, PID#B06039000.

**Motion to deny by James Ezzes and seconded by Thomas Hood.**

**Denied: 5-0. {Ezzes, Wong, Wistreich (*for Deverin*), Hood, Newman}**

**No review was taken of the Coastal Area Management (CAM) application.**

4. **23 Appletree Trail:** ZBA Appl. #7768 by Tanner White for property owned by Rodrigo Sanchez for variance of the Zoning Regulations: §13-4 (Setbacks) and §13-6 (Coverage) to retain the existing deck, bridge, air conditioning unit, and to construct a second floor addition, located in Residence A zone, PID#D04106000.

**Motion to approve with conditions by James Ezzes and seconded by Elizabeth Wong.**

**Granted: 5-0. {Ezzes, Wong, Wistreich (*for Deverin*), Hood, Newman}**

**5. 71 Hillendale Road:** ZBA Appl. #7764 by Richard Benson for property owned by Congregational Church of Greens Farms for variance of the Zoning Regulations: §6-2.1 (Expansion non-conforming structure), §13-4 (Setbacks), §13-5 (Height), and §13-6 (Coverage) to construct an addition, cupola, and exterior to the existing building, and to relocate a play structure in the setback, located in Residence A zone, PID#F08105000.

**No Action: Application was not opened and will be re-noticed for the 02/11/20 hearing.**

**6. 9 Fresenius Road:** ZBA Appl. #7763 by Alison Danzberger for property owned by James and Leslie Kickham for variance of the Zoning Regulations: §13-4 (Setbacks) for installation of air conditioning units, located in Residence A zone, PID#F09095000.

**Motion to deny by Elizabeth Wong and seconded by Josh Newman.**

**Denied: 5-0. {Ezzes, Wong, Wistreich (for Deverin), Hood, Newman}**

**7. 6 Sea Spray Road:** ZBA Appl. #7766 by Curt Lowenstein, LANDTECH for property owned by 6 Sea Spray Road, LLC for variance of the Zoning Regulations: §13-6 (Coverage) for installation of swimming pool and reduction in driveway area, located in Residence A zone, PID#B02150000.

**Motion to deny by Thomas Hood and seconded by Josh Newman.**

**Denied: 5-0. {Ezzes, Wong, Wistreich (for Deverin), Hood, Newman}**

## **II. WORK SESSION**

- **Old Business**
  - No Old Business
- **Other ZBA Business**
  - No Other ZBA Business

**Public Meeting Ended: 8:51 P.M.**

**Respectively submitted by James Ezzes, Chariman**