



**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 - October 25, 2011**

**7:30 p.m. –Auditorium**

#### **Members present:**

Jim Ezzes - Chairman

Elizabeth Wong – Vice Chairman

Sheri Rabiner-Gordon sat for Jacqueline Masumian

Andrew Shapiro sat for Doug Bowen

Winston Allen sat for Bill Harris

Staff: Larry Bradley, Director of Planning and Zoning

#### **I. Public Hearing on the following cases:**

1. **10 Sue Terrace:** ZBA Appl #6996 by Angela Carusone for property owned by Angela Carusone for a variance to Sec 6-2.1 (non-conforming building expansion), Sec 6-2.2 (non conforming coverage) and Sec 13-6 (coverage), to add an Accessory Apartment over existing garage and legalize deck, in a Res A zone, PID # E09126000.

**Action: This application was withdrawn by the applicant**

2. **14 Sachem Trail:** ZBA Appl #6995 by William Curwen for property owned by William Curwen, Jr. and Ines SaCouta Curwen for a variance to Sec 13-4 (setbacks), to legalize air conditioning unit and shed in setback and conversion of deck into living space with new deck in front setback and Sec 13-5 (height) for walls over 8' (cumulative) in setback in a Res A zone, PID # B06147000.

**Motion to approve in part and deny in part (shed in setback denied) by Jim Ezzes and seconded by Winston Allen**

**Granted: 5 – 0 (Ezzes, Wong, Rabiner-Gordon, Shapiro, Allen)**

**Denied: 5 – 0 (Ezzes, Wong, Rabiner-Gordon, Shapiro, Allen)**

3. **125 Main Street:** ZBA Appl #7004 by Marc Buzzelli for property owned by 125 Main St. LLC, for a variance to Sec 33-7.1 (sign area), to install a wall sign at rear of building, in BCD zone, PID # C10079000.

**Motion to approve by Jim Ezzes and seconded by Andrew Shapiro**

**Granted: 4 – 0 (Ezzes, Wong, Rabiner-Gordon, Shapiro)**

4. **2 Hyatt Lane:** ZBA Appl #7005 by Lucien Vita for property owned by 2 Hyatt Lane LLC, for a variance to Sec 32-8.3.2 (excavation & fill within 5' of property line) Sec 12-4 (setbacks), to construct a new 2-1/2 story house on a non-conforming lot, in Res AA zone, PID # B09111000.

**Motion to approve by Andrew Shapiro and seconded by Sheri Rabiner-Gordon**

**Granted: 5 – 0 (Ezzes, Wong, Rabiner-Gordon, Shapiro, Allen)**

5. **12 Evergreen Parkway:** ZBA Appl #7006 by Katherine Calise for property owned by Katherine Calise for a variance to Sec 6-2 (non conforming building), Sec 6-3 (non conforming lot), Sec 13-4 (setbacks), Sec 13-6 (coverage) to legalize front porch and stone BBQ in setbacks, in a Res A zone, PID # D11101000.

**Motion to approve by Winston Allen and seconded by Andrew Shapiro**

**Granted: 5 – 0 (Ezzes, Wong, Rabiner-Gordon, Shapiro, Allen)**

**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**