



**TOWN OF WESTPORT**  
**ZONING BOARD OF APPEALS**  
TOWN HALL, 110 MYRTLE AVENUE  
WESTPORT, CT 06880  
(203) 341-1081

## **ACTION MINUTES**

**7:00 P.M. Room 203**

*Executive Session with Town Attorney Ira Bloom to discuss pending litigation regarding 221 Sturges Highway, ZBA Appl. #6877 – Executive Session was not held*

**ZONING BOARD OF APPEALS**

**Tuesday - November 15, 2011**

**7:30 p.m. –Auditorium**

**Members present:**

Jim Ezzes - Chairman

Elizabeth Wong – Vice Chairman

Jacqueline Masumian

Sheri Gordon-Rabiner 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. **221 Sturges Highway, ZBA Appl. #6877:** Discussion and potential approval of Stipulation for Judgment in case entitled Cary Moskowitz v. Zoning Board of Appeals, Docket No. FBT-CV-10-6008721-S for swing set in setbacks, based on ZBA #6877.

**Action: Not Discussed**

2. **11 Soundview Drive:** ZBA Appl #7007 by Jay Ptashek for property owned by Jay Ptashek for variance to Sec 13-6 (total coverage) to install a swimming pool in a Res A zone, PID # D03144000.

**Action: Continued to 11/29/11, testimony was taken**

3. **69 Morningside Drive South:** ZBA Appl #7008 by Robert Storm for property owned by Carol Quinn and David Mayo for variance to Sec 11-4 (setbacks) to replace the existing porch piers with new foundation in a Res AAA zone, PID #G08093000.

**Motion to approve by Jim Ezzes and seconded by Winston Allen**

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

4. **22 St John Place:** ZBA Appl #7010 by Barr Associates for property owned by Louis and Susan Cozzi, for variance to Sec 6-2.1.6 ( non-conforming building), Sec 6-3.1 & Sec 13-4 (setbacks), Sec 13-6 (building coverage over 15% & total coverage over 25%) to construct a new house and a detached garage, in a Res A zone, PID #D10030000.

**Action: Continued to 11/29/11, testimony was taken**

5. **19 Calumet Road:** ZBA Appl #7011 by Peter Gelderman for property owned by Darcy Travlos, for variance to Sec 6-2.1.6 ( non-conforming Building), Sec 6-3.1 & Sec 13-4 (setbacks), Sec 13-6 (coverage) to construct a two car attached garage with 2<sup>nd</sup> story living area, remove existing driveways to construct single driveway with hammerhead extension in a Res A zone, PID #C13074000.

**Action: Hearing closed, no decision**

**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) **24 Marine Avenue, ZBA #6913, request for modification**

**Motion to approve with condition of revised survey to be submitted**