



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 - Discussed

ZONING BOARD OF APPEALS

Tuesday - December 13, 2011

7:30 p.m. –Auditorium

Members present:

Jim Ezzes - Chairman

Elizabeth Wong – Vice Chairman

Jacqueline Masumian

Doug Bowen

Sheri Gordon-Rabiner sat for Bill Harris

Staff: Larry Bradley, Director of Planning and Zoning

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.

Motion to approve by Jim Ezzes and seconded by Liz Wong

Approved: 5 – 0 (Ezzes, Wong, Masumian, Bowen, Gordon-Rabiner)

2. **6 Bluff Point:** ZBA Appl #7014 by Pete Romano, for property owned by Arthur Tauck for a variance to Sec 13-4 (setback), to install a generator in setback, in a Res A zone, PID #C01002000.

Motion to approve by Jim Ezzes and seconded by Doug Bowen

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

3. **36 Beachside Ave:** ZBA Appl #7016 by Alan Spierer, Esq., for property owned by Laurel Schwartz for a variance to Sec 11-4 and 6-3.1 (setbackS) to legalize a generator in side setback, in a Res AAA, zone PID # H05035000.

Motion to approve by Doug Bowen and seconded by Liz Wong

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

4. **6 Overlook Road:** ZBA Appl #7009 by Kurt Handschumacher for property owned by Craig Schiavone for a variance to Sec 6-2.1.6 (non-conforming building), Sec 6-3 (non conforming lot), Sec 12-4 (setbacks), Sec 12-6 (coverage) to add a covered porch on the front of house, in Res AA zone, PID #C11014000.

Motion to approve by Liz Wong and seconded by Doug Bowen

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

5. **85 Turkey Hill Road South:** ZBA Appl #7012 by Jennifer Boyd Mullineaux for property owned by Jennifer Boyd Mullineaux for a variance to Sec 6-3 & 11-4 (setbacks) to legalize existing patio in setback, in a Res A zone, PID #C13074000.

Motion to approve by Sheri Gordon-Rabiner and seconded by Liz Wong

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

6. **100 Post Road East:** ZBA Appl #7017 by Barr Associates, for property owned by Old Westport Town Hall LLC, for a variance to Sec 5-2 (Definition of Specific Terms - Terrace), Sec 29-11 (Parking & Loading), Sec 34-5 (Parking Requirements Table), Sec 29-8.2 (FAR), Sec 29-12 & 35-2.2 (Landscaping, Screening and Buffer Areas), Sec 35-2.2.1 (Front Landscape Area), Sec 34-10 (Loading Spaces), Sec 32-6.1 (Outdoor Storage & Display), for a new commercial building with a cellar and front plaza, in BCD zone, PID # C09148000.

This application was opened and continued to 1/10/12. Testimony was taken at the hearing

7. **715 Post Rd East:** ZBA Appl #6999 by Laurel Fedor for property owned by William Taylor for a variance to Sec 24-4 (setbacks), Sec 24-6 (coverage), Sec 24-8.2 (more than 25% floor area ratio), Sec 24-11 (parking and loading), Sec 32-9 (dumpster location), Sec 34-9.2 (compact car parking in excess of 20%), Sec 34-5 (parking), Sec 34-10 (loading space), Sec 34-11.4 (circulation), Sec 34-11-9 (back around), Sec 34-11.14 (dumpster location), Sec 35-2.2 (front landscape), Sec 35-2.3 (parking lot trees) and Sec 35-2.4 (buffer strip), to construct a new office building with concrete parking deck, in GBD zone, PID # E09186000.

This application was opened and continued to 1/10/12. Testimony was taken at the hearing

I. 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) **Review memo regarding modifications to approved ZBA applications – The Board agreed to maintain the current practice**