



**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 - March 27, 2012**

**7:30 p.m. – Room 201/201A**

#### **Members present:**

Jim Ezzes - Chairman

Elizabeth Wong – Vice Chairman

Jacqueline Masumian

Doug Bowen

Andrew Shapiro sat for Bill Harris

Staff: Larry Bradley, Director of Planning and Zoning

1. **35 Burnham Hill:** ZBA Appl. #7045 by Meredith Cohen for property owned by Xenofan and Maria Tziolis to APPEAL the issuance of Zoning Permit #38507, in a Res AA zone, PID #E04036000.

**Action: Continued to 4/24/12. Testimony was taken at hearing**

2. **43 Compo Mill Cove:** ZBA Appl. #7032 by Peter Wormser for property owned by Andrea Friedman and Doug Eisenberg for a variance to Sec 13-4 (setbacks), Sec 13-6 (coverage), Sec 6-2 (non conforming building), Sec 6-3 (non conforming lot), to raise existing house to conform with FEMA regulations and for additions in setbacks and over coverage, in a Res A zone, PID #E04072000.

**Motion to approve by Jim Ezzes and seconded by Liz Wong**

**Granted: 4 – 1 {Ezzes, Wong, Bowen, Shapiro} in favor  
{Masumian} opposed**

3. **6 Norwalk Avenue:** ZBA Appl #7028 by Greg and Sharon Weiss for property owned by Greg and Sharon Weiss for variance to Sec 6-2.1 (expansion, extensions or alterations), Sec 6-3 (non conforming lots), Sec 13-4 (setbacks) and Sec 13-6 (coverage) to legalize patio in setbacks and driveway over coverage, in a Res A zone, PID # D03139000.

**Motion to approve by Liz Wong and seconded by Doug Bowen**

**Granted: 4 – 1 {Ezzes, Wong, Bowen, Shapiro} in favor  
{Masumian} opposed**

4. **3 Iris Lane:** ZBA Appl. #7042 by Bill and Staci Hebel for property owned by Bill and Staci Hebel for a variance to Sec 13-4 (setbacks), to legalize portion of air conditioner compressor in setbacks, in Res A zone, PID #F09044000.

**Motion to approve by Jackie Masumian and seconded by Doug Bowen**

**Granted: 5 – 0 {Ezzes, Wong, Masumian, Shapiro, Bowen}**

5. **15 Island Way:** ZBA Appl. #7046 by Jake and Lisa Watkins for property owned by John Watkins for a variance to Sec 6-2 (non-conforming building), Sec 6-3 (non conforming lots), Sec 13-4 (setbacks), Sec 13-5 (height) and Sec 13-6 (coverage), to reconstruct roof, in a Res A zone, PID #B02164000.

**Motion to approve in part and deny in part by Jim Ezzes and seconded by Liz Wong**

**Granted in part/Denied in part: 5 – 0 {Ezzes, Wong, Masumian, Shapiro, Bowen}**

**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) **169 Riverside Avenue, ZBA #6523, request for modification**  
**Modification granted: 5 - 0**