



**Town of Westport**  
**Zoning Board of Appeals**  
Town Hall, 110 Myrtle Avenue  
Westport, CT 06880  
Tel: 203-341-1030 Fax: 203-454-6145  
www.westportct.gov

## **ACTION MINUTES**

*The following meeting of the Zoning Board of Appeals was held remotely using Zoom Technology*

**ZONING BOARD OF APPEALS:** Tuesday, July 21, 2020  
**Public Meeting Started:** 4:00 P.M. **Ended:** 6:15 P.M.

**Members to be Present:**

James Ezzes – Chairman  
Elizabeth Wong – Vice Chair  
Amy Wistreich – Secretary  
Thomas Hood  
Josh Newman

**Staff:** Michelle Perillie, AICP & CFM, Planner

### **I. PUBLIC HEARING**

1. **222 Wilton Road:** ZBA Application #ZBA-20-00243 by Andy Soumelidis, LANDTECH, for property owned by FBCH CT HOLDINGS LLC for variance of the Zoning Regulations: §32-8.2.3 (Maximum Fill Exceeded with fill height exceeding a ratio of 0.20 relative to the distance from the property line), §32-8.3.2 (Standard for fill with grading within 5' of the property line and with man-made slope exceeding a 20% grade), and §12-4 (Setbacks for porch within setback), to retain the existing fill along the property line, located in Residence AA zone, PID# C12012002.

**Motion to approve with conditions by Elizabeth Wong and seconded by Josh Newman.**

**Granted with Conditions: 5-0. {Ezzes, Wong, Wistreich, Hood, Newman}**

2. **37 Spicer Road:** ZBA Application #ZBA-20-00381 by William Achilles, Achilles Architects, for property owned by SPICER37WESTPORT LLC for variance of the Zoning Regulation: §13-4 (Setbacks), to construct a second floor addition over the existing residence and to install an air conditioning unit, located in Residence A zone, PID#E09029000.

**Motion to approve by James Ezzes and seconded by Tom Hood.**

**Granted: 5-0. {Ezzes, Wong, Wistreich, Hood, Newman}**

3. **10 Marion Road:** ZBA Application #ZBA-20-00329 by Megan Robertson for property owned by VITELLI MICHAEL A & JODY M for variance of the Zoning Regulations: §12-4 (Setbacks) and §6-3.1 (Setback for a non-conforming lot), to construct a garage addition and to retain the existing patio, located in Residence AA zone, PID#B08036000.

**Motion to approve by Thomas Hood and seconded by Amy Wistreich.**

**Granted: 5-0. {Ezzes, Wong, Wistreich, Hood, Newman}**

4. **42 Washington Avenue:** ZBA Application #ZBA-20-00288 by Howard S. Raabe, Jr for property owned by LUSTIG LORI B & MATTHEW W for variance of the Zoning Regulation: §13-6 (Building and Total Coverage), to construct a two story addition and driveway expansion, located in Residence A zone, PID#D10036000.

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

**Granted: 5-0. {Ezzes, Wong, Wistreich, Hood, Newman}**

5. **20 Owenoke Park:** ZBA Application #ZBA-20-00146 by William Achilles, Achilles Architects, for property owned by 1720 OWENOKE LLC C/O PETER ARMSTRONG for variance of the Zoning Regulations: §32-8.3.2 (Grading within 5' of Property Line) and §32-8.2.3 (Fill height exceeds 0.20 Ratio), to construct a driveway, stairs, and parking area, a new residential nursery, removal and replacement of an existing wall, and to find consistency with the Coastal Area Management (CAM) Act, located in Residence A zone, PID# C03027000.

**Motion to approve by Amy Wistreich and seconded by Elizabeth Wong.**

**Granted: 5-0. {Ezzes, Wong, Wistreich, Hood, Newman}**

## II. Work Session

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

**Public Hearing Ended: 6:15 P.M.**