



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 - April 24, 2012

7:30 p.m. – Auditorium

Members present:

Jim Ezzes - Chairman

Elizabeth Wong – Vice Chairman

Jacqueline Masumian

Doug Bowen

Bill Harris

Andrew Shapiro sat for Bill Harris for 35 Burnham Hill

Andrew Shapiro sat for Liz Wong for 8 Wakenor Road

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.

Motion to uphold the zoning permit with a condition by Jim Ezzes and seconded by Andrew Shapiro

Request Denied: 5 – 0 {Ezzes, Wong, Masumian, Bowen, Shapiro}

2. **8 Wakenor Road:** ZBA Appl. #7050 by Richard and Angela Diviney for property owned by Richard and Angela Diviney for a variance to Sec 6-2.1 (Non Conforming Buildings and Structures), Sec 6-2.2 (Coverage), Sec 6-3.1 (Setbacks), Sec 6-3.3 (Height), Sec 13-4 (Setbacks), Sec 13-5 (Height), Sec 13-6 (Coverage), for addition over coverage and in setbacks and number of stories in a Res A zone, PID #F09195000

Motion to approve by Jim Ezzes and seconded by Doug Bowen

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

3. **207 Hillspoint Road:** ZBA Appl. #7051 by Barr Associates, LLC for property owned by Hideko Kamino and Howard Ratech for a variance to Sec 6-3.1 (Setbacks), Sec 6-2.1.6 (new house does not meet Regs), Sec 14-4 (Setbacks), Sec 14-6 (Coverage), Sec 14-11 (Parking and Loading), Sec 34-5 (Parking Requirements), for a new house over coverage and in setbacks and off site parking in a Res B zone, PID #E05101000.

Motion to approve by Jim Ezzes and seconded by Liz Wong

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

4. **34 Woodside Avenue:** ZBA Appl. #7052 by Barrett Kritzmire for property owned by Barrett Kritzmire and Christopher Acevedo for a variance to Sec 6-3.1 (Setbacks), Sec 12-4 (Setbacks), to modify existing detached garage in setbacks, in a Res AA zone, PID # B09099000.c

Motion to approve by Liz Wong and seconded by Bill Harris

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

5. **5 Mansfield Place:** ZBA Appl. #7053 by Pam Murphy for property owned by Pam Murphy for a variance to Sec 13-4 (Setbacks), Sec 13-5 (Height for Number of Stories), Sec 13-6 (Coverage) for an addition, pool and hot tub over total coverage and in setbacks and number of stories in a Res A zone, PID #D07025000.

Motion to approve by Liz Wong and seconded by Jim Ezzes

Granted: 5 – 0 {Ezzes, Wong, Masumian, Harris, 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**