



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 - May 8, 2012

7:30 p.m. – Room 201/201A

Members present:

Jim Ezzes - Chairman

Elizabeth Wong – Vice Chairman

Andrew Shapiro sat for Jacqueline Masumian

Doug Bowen

Bill Harris

Staff: Larry Bradley, Director of Planning and Zoning

1. **13 Riverside Avenue, ZBA Appl. #7030:** Discussion and potential approval of Stipulation for Judgment in case entitled 41 Gault LP v. Town of Westport Zoning Board of Appeals, Docket No. FST-CV-12-60133715 to change parking for change of use from one on one personal training to office use, based on ZBA variance #7030.

Action: Application was withdrawn

2. **70 North Avenue:** ZBA Appl. #7054 by Dan DeVito, on behalf of the Staples Gridiron Club for property owned by the Town of Westport for a variance to Sec 6-2.1 (Non Conforming Building), Sec 6-2.2 (Non Conforming Coverage), Sec 11-6 (Coverage), Sec 11-2.4 (Permitted Accessory Buildings, Structures and Uses), Sec 11-2.4.8a (Accessory Building Over 300 Square Feet), Sec 11-2.4.8f (Kitchen in Accessory Building), for a new one story concession stand and restroom facilities, over coverage in a Res AAA zone, PID #F12077000.

Motion to approve by Doug Bowen and seconded by Liz Wong

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

3. **19 Buena Vista Drive:** ZBA Appl. #7055 by Steven Dolberg, c/o John Fallon, Esq. for property owned by Steven Dolberg for a variance to Sec 12-4 (Setbacks), Sec 12-6 (Coverage), Sec 32-8.3.2 (Grading within 5 feet of property line), for a new single family dwelling over coverage and in the setbacks in a Res AA zone, PID #D04067000.

Motion to approve by Jim Ezzes and seconded by Liz Wong

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

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**