



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 22, 2012

7:30 p.m. – Auditorium

Members present:

Jim Ezzes - Chairman

Elizabeth Wong – Vice Chairman

Jacqueline Masumian

Sheri Rabiner-Gordon SAT for Doug Bowen

Bill Harris

Staff: Larry Bradley, Director of Planning and Zoning

1. **16 Oakwood Lane:** ZBA Appl. #7057 by Vivek Kumar for property owned by Vivek Kumar for a variance to Sec 11-2.4.12A(e) (Accessory Apartment over 800 square feet), for legalization of accessory apartment over 800 square feet in a Res AAA zone, PID #B13004000.

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

**Denied: 4 – 1 {Ezzes, Wong, Masumian, Rabiner-Gordon} in favor
{Harris} opposed**

2. **58 Compo Mill Cove:** ZBA Appl. #7058 by John T. Fifield for property owned by David and Peg Bliss for a variance to Sec 6-3.1 and Sec 13-6 (Setbacks), Sec 6-2.1 (Expansion, Extension or Alteration), Sec 13-6 (Coverage) for legalization of side stairs and stoop from grade to first floor in a Res A zone, PID #E04087000.

Motion to approve by Jim Ezzes and seconded by Bill Harris

**Granted: 4 – 1 {Ezzes, Masumian, Rabiner-Gordon, Harris}
{Wong} opposed**

3. **305 Post Rd East:** ZBA Appl. #7059 by Gordon Lee for property owned by Gordon Lee for a variance to Sec 28-10 (BPD signage allowed), Sec 33-8.4.1 (Free standing sign on lot with less than 100' frontage) and Sec 33-8.4.7 (Free standing within 15' of front property line) To replace an existing free standing sign with a new sign within 15' of the property line in a Res BPD zone, PID #D09141000.

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

Granted: 5 – 0 {Ezzes, Wong, Masumian, Rabiner-Gordon, Harris}

4. **40 Easton Road:** ZBA Appl. #7060 by Peter Romano for property owned by Rakesh Dewan for a variance to Sec 6-3.1 (Non-conforming lot setbacks) and Sec 11-4 (setbacks) for repair to existing in-ground pool and repair, replacement, and addition to existing patio in a Res AAA zone, PID #D15073000.

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

Granted: 5 – 0 {Ezzes, Wong, Masumian, Rabiner-Gordon, 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**
 - a) **11 Woods Grove Road, ZBA variance #6085 and #6124, request for modification**
Modification granted
 - b) **19 Calumet Road, ZBA variance #7011, request for modification**
Modification granted
 - c) **1 Keenes Road, ZBA #6832, request for modification**
Modification granted
 - d) **65 Kings Highway South, ZBA #6994, request for modification**
Modification granted with a condition that the trampoline be moved out of setbacks