



Town of Westport
Zoning Board of Appeals
Town Hall, 110 Myrtle Avenue
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ACTION MINUTES

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

ZONING BOARD OF APPEALS: Tuesday, October 6, 2020

Public Meeting Started: 5:00 P.M. **Ended:** 6:10 P.M.

Members to be Present:

James Ezzes – Chairman

Elizabeth Wong – Vice Chair

Amy Wistreich – Secretary

Thomas Hood

Josh Newman

Jacqueline Masumian (*for 4 Danbury Road*)

Staff: Michelle Perillie, AICP & CFM, Planner

Cindy Tyminski, AICP, Deputy Director

I. PUBLIC HEARING

1. **33 Hickory Drive:** Application #ZBA-20-00369 by Danielle Costa for property owned by Bridgewell Capital LLC for variance of the Zoning Regulations: §13-6 (Non-conforming building and total coverage in Residential A zone), §6-1.2 (Expansion of existing non-conforming building), §6-2.1.2 (Non-conforming building coverage relocation), §6-2.1.3 (Enclosing non-conforming building coverage), and §6-2.1.6 (New non-conforming coverage) for additions and renovations to existing single family dwelling to extend the footprint and add a second floor with an increase in the existing non-conforming building coverage and to create non-conforming total coverage, located in the Residence A district, PID#F09147000.

Action: Application was opened on 9/15/20 with testimony, continued to 10/6/20, and further continued to 10/20/20 ZBA Hearing.

2. **4 Danbury Avenue:** Application #ZBA-20-00426 by Barr Associates LLC for property owned by David Frear for variance of the Zoning Regulations: §13-4 (Setbacks), §13-6 (Coverage), §6-2.1.3 (Converting deck to interior space), §6-2.1.7 (Expanding building in setbacks), and §6-3.1 (Non-conforming lot setbacks) to lift existing house for FEMA compliance, add new roof, new entryways and two second floor additions in setbacks plus additional driveway, over coverage located in Residence A district, PID# D03118000.

Motion to approve with condition that driveway be pervious by Mr. Hood and seconded by Ms. Wong.

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

3. 61 Kings Highway South: Application #ZBA-20-00364 by Barr Associates, LLC for property owned by GEORGE A & SHANNON S VINDIOLA for variance of the Zoning Regulation: §13-6 (Coverage) to retain existing pool and driveway and to construct deck additions, located in Residence A district, PID#B07046000.

Motion to approve in part (pool, driveway and steps) and deny in part (decks) by Mr. Newman and seconded by Ms Wong.

Granted in Part / Denied in Part: 5-0. {Ezzes, Wong, Wistreich , Hood, Newman}

4. 10 Bradley Street: Application #ZBA-20-00405 by Barr Associates LLC for property owned by Thomas A. Dippel and Ann Nolte for variance of the Zoning Regulations: §32-8.3.2 (Slopes shall not exceed five (5) horizontal to one (1) vertical (20%)) and §32-8.2.3 (No portion of any lot shall be filled or excavated to a height or depth greater than ten (10) feet above or below the existing natural grade) to retain existing grading and retaining walls within 5' of the property line and exceeding a ratio of 0.2 relative to the distance from the property line, located in Residence A district, PID#D03060000.

Motion to approve by Ms. Wistreich and seconded by Mr. Hood.

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

II. Work Session

- **233 Hillspoint Road:** Application #ZBA-20-00305 by 233 LLC c/o Philip C. Pires for property owned by 233 LLC c/o Gilbert Cohen for variance of the Zoning Regulations: §6-2.1.6 (Non-conforming structure expansion, extension, or alteration), §6-3.1 (Setback for a non-conforming lot), §14-4 (Setback in Residence B zone), and §14-6 (Coverage in Residence B zone) and to modify the existing variance approval, ZBA#7629, to construct a single family residence, and to find consistency with the Coastal Area Management (CAM) Act, located in Residence B zone, PID#E04107000.

Motion to deny by Mr. Ezzes and seconded by Ms. Wistreich.

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

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

Public Hearing Ended: 6:10 P.M.