



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 – June 12, 2012

7:30 p.m. – Auditorium

Members present:

Jim Ezzes - Chairman (not seated on 20 Appletree Trail)

Elizabeth Wong – Vice Chairman

Jacqueline Masumian

Doug Bowen

Winston Allen-sat for Bill Harris

Staff: Larry Bradley, Director of Planning and Zoning

1. **20 Appletree Trail:** ZBA Appl. #7064 by Patricia Mailhot Miller for property owned by Jennifer Reich Gendler and Larry S. Gendler for a variance to Sec 6.3.1 (Setbacks) and Sec 13-4 (Setbacks), for legalization of oil tank, propane tank and trash bin and new construction of patio and stairs and conversion of screen porch to unheated 3-season room in setbacks and Sec 13-6 (Coverage), Sec 6-2.1.3, Sec 6-2.1.6, Sec 6-2.1.7 (Expansion, Extension or Alterations) and Sec 6-2.2 (Coverage) for expansion on non conforming building and total coverage for 3 season room and stairs and for 2 off street parking spaces in a Res A zone, PID #D04103000

**Motion to approve with condition by Jackie Masumian and seconded by Winston Allen
Granted: 4 – 0 {Wong, Masumian, Bowen, Allen}**

2. **14 Greens Farms Hollow:** ZBA Appl. #7061 Julie M. Turner for property owned by Julie and Mark Turner for a variance to Sec 6-2.1.6 (New construction not in accordance with Regulations), Sec 6-2.1.7 (non-conforming setbacks), Sec 13-4 (setbacks), for an addition in the setbacks, an A/C unit and legalization of two pre existing A/C units and a bilco door in the setbacks in a Res A zone, PID #D06137000.

**Motion to approve by Jim Ezzes and seconded by Jackie Masumian
Granted: 5 – 0 {Ezzes, Wong, Masumian, Bowen, Allen}**

3. **7 Pebble Beach Lane:** ZBA Appl. #7062 by Trisha and James Tomoda for property owned by Trisha and James Tomoda for a variance to Sec 6-3.1 (setbacks), Sec 13-4 (Setbacks), Sec 6-2.1.6 (New construction not in accordance with Regulations), Sec 6-2.2 (Coverage), Sec 13-6 (Coverage), to legalize existing deck in setbacks and to replace existing garage with two story addition over coverage in a Res A zone, PID #B02113000.

**Motion to approve by Liz Wong and seconded by Doug Bowen
Granted: 5 – 0 {Ezzes, Wong, Masumian, Bowen, Allen}**

4. **10 Birchwood Lane:** ZBA Appl. #7063 by Stephen and Helen Chodroff for property owned by Stephen and Helen Chodroff for a variance to Sec 13-4 (setbacks) for an addition in the setbacks in a Res A zone, PID #B07056000.

Motion to approve by Doug Bowen and seconded by Liz Wong

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

5. **51 Main Street:** (aka 35 Main Street), ZBA Appl. #7065 by Andreas Stresemann for property owned by Winwest 3351 Main, LLC. for a variance to Sec 29-4 (Setbacks), Sec 29-6 (Coverage), Sec 29-8 (Floor Area), for new store front in a BCD zone, PID #C09137000

Motion to approve by Winston Allen and seconded by Doug Bowen

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

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**