



Town of Westport

Zoning Board of Appeals

Town Hall, 110 Myrtle Avenue

Westport, CT 06880

Tel: 203-341-1030 Fax: 203-454-6145

www.westportct.gov

ACTION MINUTES

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

ZONING BOARD OF APPEALS: Tuesday, October 20, 2020

Public Meeting Started: 5:00 P.M. **Ended:** 7:00 P.M.

Members to be Present:

James Ezzes – Chairman

Elizabeth Wong – Vice Chair

Amy Wistreich – Secretary

Thomas Hood

Josh Newman

Jacqueline Masumian – *Absent* (for 33 Hickory Drive)

Staff: Michelle Perillie, AICP & CFM, Planner

I. Public Hearing

1. **33 Hickory Drive:** ZBA 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, continued to 10/20/20, and further continued to 11/10/20.

2. **124 Riverside Avenue:** Application #ZBA-20-00348 by CMOA/ Erika Wright for property owned by 124 Riverside Ave Condos for variance of the Zoning Regulations: §13-4 (Setbacks) and §13-6 (Coverage) to modify condition #2 in variance case #3068, requiring driveway to be gravel and to permit asphalt and for driveway expansion over total coverage permitted in case #3068 (34%), and to retain existing shed in setbacks and over building and total coverage maximums, located in Residence A district, PID#C08035000.

Motion to approve with the condition that Engineering Department review drainage, parking area to be striped, and a handicap space to be added by Mr. Ezzes and seconded by Ms. Wong. Granted with Conditions: 5-0. {Ezzes, Wong, Wistreich, Hood, Newman}

3. 7 Bradley Street: Application #ZBA-20-00438 by Don W. Fairbanks for property owned by Jeffrey Graybill & Laura Hull for variance of the Zoning Regulations: §13-6 (Coverage), §6-2.1.2 (Non-conforming building coverage), and §6-2.1.6 (Non-conforming new construction) to construct a pool and raise the house to be FEMA compliant with additions over building and total coverage, located in Residence A district, PID#D03110000.

Motion to approve by Ms. Wong and seconded by Ms. Wistreich.

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

4. 8 Harbor Road: Application #ZBA-20-00477 by Janet Bianchini for property owned by Janet Bianchini for variance of the Zoning Regulations: §13-6 (Coverage) and §6-2.1.6 (Non-conforming new construction) to construct a pool and patio, located in Residence A district, PID#A02023000.

Motion to approve with the condition that the revised survey show the proposed portion of the driveway to remain and the mechanicals to be shown by Ms. Wistreich and seconded by Ms. Wong.

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

5. 3 Snowflake Lane: Application #ZBA-20-00644 by Paul and Kristen Ledenko for property owned by Paul and Kristen Ledenko for variance of the Zoning Regulation: §11-4 (Setbacks) to construct a pool, located in Residence AAA district, PID#D17037000.

Motion to approve by Mr. Ezzes and seconded by Mr. Hood.

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

6. 9 Surf Road: Application #ZBA-20-00689 by Patricia M. Miller, Residential Design, LLC for property owned by Christopher & Nicola Thom for variance of the Zoning Regulation: §13-5 (Height), §13-6 (Coverage), §6-2.1.3 (Enclosing non-conforming building coverage), §6-2.1.6 (New non-conforming coverage), and §6-3.3 (Non-conforming height) to convert lower level to storage and bring into FEMA compliance; to construct a new second floor, new front entry, addition over covered porch, pergola, bbq and expand pool over building and total coverage and over allowable building height, and to find consistency with the Coastal Area Management (CAM) Act, located in Residence A district, PID#B01016000.

Motion to deny without prejudice by Mr. Hood and seconded by Ms. Wong.

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

No review was taken of the Coastal Area Management (CAM) application.

II. Work Session

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

Public Hearing Ended: 7:00 P.M.