



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, November 10, 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

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.

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

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

2. **6 Manitou Court:** Application #ZBA-20-00521 by Mel Barr, Barr Associates LLC for property owned by 6 Manitou Ct. LLC for variance of the Zoning Regulations: §11-4(Setbacks), §6-3.1(Setbacks for Non-Conforming Lot), §6-2.1.4 (Expansion of non-conforming structure), §6-2.1.6 (Expansion for non-conforming new construction), §6-2.1.7 (Non-conforming expansion in setbacks), §31-11.3.5a (New construction in flood zone VE), and §31-7 (Setbacks from waterbody) for additions and renovations, constituting new construction, to bring house into FEMA compliance, located in Residence AAA district, PID#C05039000.

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

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

3. 30 Island Way: Application #ZBA-20-00666 by Gail M. Coykendall for property owned by John & Gail Coykendall for variance of the Zoning Regulations: §13-4 (Setbacks in Residential A district), and §6-3.1 (Non-conforming Lot Setbacks) to retain pool cover and coping, pool mechanicals and equipment, and utility deck in setbacks, located in Residence A district, PID# B01057000.

Motion to approve with the condition that no patio can be added within the setback by Mr. Hood and seconded by Ms. Wistreich.

Granted with Conditions: 4 {Ezzes, Wistreich , Hood, Newman} -1. {Wong}

4. 7 Drumlin Road: Application #ZBA-20-00683 by Adam Klyver for property owned by John & Jennifer Meehan for variance of the Zoning Regulations: §12-6 (Total Coverage) to construct a 2nd story addition and expansion of the driveway with new retaining wall and steps, located in Residence AA district, PID#D06045000.

Motion to approve with the condition that mechanicals be shown on the site plan by Ms. Wistreich and seconded by Mr. Hood.

Granted with Conditions: 5-1 {Ezzes, Wong, Wistreich , Hood, Newman}.

5. 355 Riverside Avenue: Application #ZBA-20-00611 by Eric D. Bernheim for property owned by 285 & 355 Riverside LLC for variance of the Zoning Regulations: §24-10 (GBD Signage), §33-8.2.4 (Each unit occupancy above the first floor may display a sign on the inside of one (1) window serving said unit of occupancy), §33-8.4.1 (Only one (1) free-standing sign shall be permitted on a lot), §33-8.4.5 (All free-standing signs shall not exceed a total surface area of thirty-two (32) square feet), and §33-8.4.6 (No sign shall be located within fifty (50) feet of the boundary of a Residence District) to install one 40 sq. ft. free standing sign at the entrance of the property and a 7.7 sq. ft. free standing sign directing traffic to the lower parking lot and two window/door signs for the tenant on the second floor totaling 2.8 sq. ft, located in General Business District/ Residence A district, PID#C07006000.

Motion to Grant in Part/ Deny in Part, denial of the window/door signs by Mr. Hood and seconded by Mr. Newman.

Granted with Conditions: 5-1 {Ezzes, Wong, Wistreich , Hood, Newman}.

6. 23 Drumlin Road: Application #ZBA-20-00765 by Scott Maronna for property owned Scott Maronna for variance of the Zoning Regulations: §12-4 (Setbacks) to install 10' x 26' inground pool in the rear setback, located in the Residence AA district, PID#H09157000.

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

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

II. Work Session

- **Old Business**
 - No Old Business

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

Respectively submitted by James Ezzes, Chariman, November 16, 2020