



**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 – July 10, 2012**

**7:30 p.m. – Auditorium**

#### **Members present:**

Jim Ezzes - Chairman

Elizabeth Wong – Vice Chairman

Jacqueline Masumian

Doug Bowen

Bill Harris

Staff: Larry Bradley, Director of Planning and Zoning

1. **250 Hillspoint Road & 21 Bluewater Hill:** ZBA Appl. #7072 by Barr Associates, LLC for property owned by 250 Hillspoint Road, LLC and Scott and Kara Edwards for a variance to Sec 32-8.3.2 (Grading or slope changes within 5 feet of property lines) for legalization of existing retaining walls within 5 feet of a lot line in a Res AA zone, PID #E04017000 and PID #E04001000.

**Motion to approve by Jim Ezzes and seconded by Bill Harris**

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

2. **0 Stoneboat Road & 0 Quarter Mile Road:** ZBA Appl. #7075 by Eric Bernheim and Lawrence Weisman for property owned by Westport Realities, Inc. for a variance to Sec 6-3 (Non Conforming Lot), Sec 11-3 (Lot Area and Lot Shape), Sec 12-3 (Lot Area) for a lot with less than the required gross lot area in a Res AAA zone, PID #B14083000.

**Motion to approve by Doug Bowen and seconded by Bill Harris**

**Granted: 4 – 1 {Ezzes, Masumian, Harris, Bowen}  
{Wong} opposed**

3. **35 Burnham Hill:** ZBA Appl. #7071 by Maria and Xenofon Tziolis for property owned by Maria and Xenofon Tziolis for a variance to Sec 12-4 (Setbacks), Sec 6-2.1.6 (All new construction shall be in accordance with these regulations), Sec 6-3.1 (Non Conforming Setbacks), Sec 12-6 (Coverage), for stairs in setbacks and driveway over coverage in a Res AA zone, PID #D05027000.

**Action: Hearing continued to 8/14/12. Testimony was taken**

**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**
- **8 Harbor Road, ZBA #6991, request for modification**

**Action: Approved with condition for coverage. No shed can be built and the swing set must be moved out of the setbacks**