



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 – October 9, 2012

7:30 p.m. – Auditorium

Members present:

Jim Ezzes - Chairman

Elizabeth Wong – Vice Chairman

Jacqueline Masumian

Bill Harris

Doug Bowen

Staff: Larry Bradley, Director of Planning and Zoning

1. **6 Cedar Road:** ZBA Appl. #6780, public hearing to consider the applicant's legal nonconforming use claim, as required by the Connecticut Appellate Court per its decision in Ronald Malone v. Town of Westport Zoning Board of Appeals, A.C. NO.: 33123, D.N. CV-09-4029200-S.

Motion to approve in part and deny in part by Jim Ezzes and seconded by Liz Wong
5 – 0 {Ezzes, Wong, Masumian, Harris, Bowen} all in favor

2. **31 Lincoln Street:** ZBA Appl. #7087 by Mary Anne Liesner for property owned by Mary Ann Liesner and Paula Schooler for a variance to Sec 6-3.1 (Non Conforming Setbacks), Sec 13-4 (Setbacks), Sec 6-2.2 (Non Conforming Coverage), Sec 13-6 (Coverage), Sec 6-2.1.6 (All new construction shall be in accordance with these regulations) for an addition, driveway extension and legalization of shed over coverage in the setbacks in a Res A zone, PID #C09080000.

Motion to approve with condition by Liz Wong and seconded by Jim Ezzes
Granted: 5 – 0 {Ezzes, Wong, Masumian, Harris, Bowen}

3. **125 Main Street:** ZBA Appl. #7088 by Robin O. Shulman, c/o Fringe Salon for property owned by Acadia Realty for a variance to Sec 29-10 (Signs), Sec 33-8.2.2 (Wall sign above lower sill of second floor window and more than 20 ft. height), Sec 33-8.2.4 (for sign over 6 square feet not in the window) for a sign over 6 square feet not in window in a BCD zone, PID #C10079000.

Motion to approve by Doug Bowen and seconded by Bill Harris
Granted: 4 – 1 {Ezzes, Wong, Harris, Bowen} in favor
{Masumian} opposed

4. **71 Old Road:** ZBA Appl. #7090 by Christopher Cocco for property owned by John Moranski, Trustee for a variance to Sec 13-4 (Setbacks), for basement entrance in setbacks in a Res A zone, PID #H09066000.

Motion to approve by Bill Harris and seconded by Jim Ezzes

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

5. **371 Greens Farms Road:** ZBA Appl. #7091 by Jeffrey A. Hammer for property owned by Jeffrey A. Hammer for a variance to Sec 11-4 (Setbacks), Sec 6-3.1 (Non Conforming Setbacks) for a generator and propane tank in setbacks in a Res AAA zone, PID #I08008000.

Motion to approved by Jim Ezzes and seconded by Jackie Masumian

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

6. **15 Lone Pine Lane:** ZBA Appl. #7092 by Paul and Laura Luther for property owned by Paul and Laura Luther for a variance to Sec 13-4 (Setbacks) for an addition in the setbacks in a Res A zone, PID #D11133000.

No action, application will be re legal noticed for 11/13/12 hearing

7. **244 Hillspoint Road:** ZBA Appl. #7093 by Louis Fusco for property owned by Craig Steinke for a variance to Sec 6-2.1 (Non Conforming Building), Sec 6-2.2 (Non Conforming Coverage), Sec 6-3.1 (Non Conforming Setbacks), Sec 14-4 (Setbacks), Sec 14-6 (Coverage) for a pool, patio, deck, landing and steps, pool equipment, A/C units, fire pit over coverage and in the setbacks in a Res B zone, PID #E04020000.

Motion to approve in part and deny in part by Jim Ezzes and seconded by Doug Bowen

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

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**