



**Town of Westport**  
**Zoning Board of Appeals**  
Town Hall, 110 Myrtle Avenue  
Westport, CT 06880  
Tel: 203-341-1030 Fax: 203-454-6145  
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## **ACTION MINUTES**

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

**ZONING BOARD OF APPEALS:** Tuesday, March 16, 2021  
**Public Meeting Started:** 5:00 P.M. **Ended:** 7:17 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, Deputy Planning and Zoning Director

### **I. Public Hearing**

1. **1655 Post Road East, Appeal:** Application #ZBA- 20-00706 by John P. Delibero of 19 Westfair Drive Appeal decision of Zoning Enforcement Officer Mary Young that C.G.S. Sec. 8-13a applies to patios located at the 1655 Post Road East and 1655 Rear where no patios previously existed. Patios have been illegally installed where no patios previously existed entirely within the required yard setbacks and one foot from the property line in violation of yard setback requirements and other zoning regulations. Action: James Ezzes made motion to grant and Amy Wistreich seconded the motion (5-0). Hardships stated were non-conforming lot, safety, and topography.

**Action: Testimony taken and continued to 4/06/21 hearing.**

2. **45 Beachside Avenue:** Application #ZBA- 21-00040 by Mel Barr, Barr Associates LLC, for property owned by Steven Pregiato Tr. for variance of the Zoning Regulations: §6-2.1.7 (Expansion of a non-conforming structure), §11-2.4.8 (Accessory building shall not exceed 300 sq.ft., 1 story and a height of sixteen 16 feet, and more than 2 water use fixtures), §11-4 (Setbacks in Residence AAA district), and §11-5 (Height in Residence AAA district) to convert an existing shed into a two story 360 sq.ft. pool house, height of 17' to the midpoint of the roof, containing 4 water fixtures and a covered porch addition, located in Residence AAA district, PID# H05002000.

**Action: Jim Ezzes made motion to grant in part and deny in part. Denied 3rd water use fixture. Thomas Hood seconded the motion. (5-0) Hardships stated were pre-existing location of shed, and long, narrow lot.**

3. **24 Harbor Road:** Application #ZBA-21-00066 by Christopher Rosow, Threebeans Design for property owned by Belinda J. Shepard for variance of the Zoning Regulations: §6-2.1.6 (New extension of a non-conforming building), and §13-5 (Height in Residence A district) to construct a third-floor half story addition with a height of 33' to the midpoint of the roof, located in Residence A district, PID# B03023000.

**Action: Opened with testimony taken and continued to 4/20/21 for applicant to revise plans to comply with height.**

4. **3 Harborview Road:** Application #ZBA-21-00077 by Julie Diedrich for property owned by Samuel & Julie Diedrich for variance of the Zoning Regulations: §6-2.2 (Non-conforming Coverage), and §13-6 (Coverage in Residence A district) to retain existing driveway, located in Residence A district, PID#C08081000.

**Action: Elizabeth Wong made motion to grant. Amy Wistreich seconded the motion (5-0). Hardship stated was public safety.**

5. **278 Post Road East:** Application #ZBA-21-00090 by Sign Design & JC Awning for property owned by 278 Post Road E Westport LLC for variance of the Zoning Regulations: §33-8.4.1 (Only one (1) free-standing sign shall be permitted on a lot provided that it has at least one hundred (100) feet of street frontage on one street), §33-8.4.5 (All free-standing signs except for a unified shopping center shall not exceed a total surface area of thirty-two (32) square feet), and §33-8.4.7 (All signs shall be at least fifteen (15) feet from any property line) to install a 49.526 sq.ft. double sided free standing sign over 32 sq. ft. and 2.5' from property line, located in Business Preservation District (BPD) / Residence A district, PID# D09128000.

**Action: Josh Newman made motion to grant. Amy Wistreich seconded the motion (5-0). Hardship stated was public safety.**

## II. Work Session

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

**Respectively submitted by James Ezzes, Chairman, March 17, 2021**