



**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, April 6, 2021  
**Public Meeting Started:** 5:00 P.M. **Ended:** 7:09 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: Josh Newman made motion to deny the appeal and uphold staff decision. Thomas Hood seconded the motion. (5-0)**

2. **35 Island Way:** Application #ZBA-21-00064 by William Schaffer for property owned by Kurt Von Holzhausen for variance of the Zoning Regulations: §13-6 (building and total coverage) to construct a 16' x 40' (opening plus perimeter coping) in-ground swimming pool and spa and a covered walkway with pool mechanical equipment and electric service placed above for compliance with floodplain regulations, located in Residence A district, PID# B01062000.

**Action: James Ezzes made motion to deny. Thomas Hood seconded the motion. (5-0) No hardships were proven.**

3. **11 Dexter Road:** Application #ZBA-21-00071 by Isabelle Carpi for property owned by Valeria Capri and Maria Marques for variance of the Zoning Regulations: §13-6 (building and total coverage), §13-4 (setbacks for existing patio and chimney), and §6-3.1 (non-conforming lot setbacks) to construct a new in ground pool with interior spa, over

total coverage, for authorization of existing patio in setbacks and for authorization of existing shed over building coverage., located in Residence A district, PID#I09034000.

**Action: Opened with testimony taken and continued to 4/20/21 for applicant to submit aerial photos of patio.**

**4. 6 Lookout Lane:** Application #ZBA-21-00106 by Jack Freund for property owned by Jack Freund for variance of the Zoning Regulations: §6-2.1.6 (non-conforming new construction), and §12-4 (Setback in Residence AA district) to construct a deck in the rear of the house, located in Residence AA district, PID# E07048000.

**Action: James Ezzes made motion to grant. Amy Wistreich seconded the motion (5-0). Hardships stated were odd-shaped lot, topography, and steep slopes.**

## **II. Work Session**

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

**Respectively submitted by James Ezzes, Chairman, April 7, 2021**