



Town of Westport
Zoning Board of Appeals
Town Hall, 110 Myrtle Avenue
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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 20, 2021
Public Meeting Started: 6:00 P.M. **Ended:** 7:30 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. **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: Further continued to 5/04/21.

2. **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: Amy Wistreich made motion to grant. Elizabeth Wong seconded the motion (5-0). Hardships stated was non-conforming lot.

3. **10 Scofield Place:** Application #ZBA-21-00097 by Robert Pryor, Landtech, for property owned by Jared and Danielle McGill for variance of the Zoning Regulations: §13-6 (coverage in Residence A district), §13-4 (setbacks for small corner of house), §6-3.1 (non-conforming lot setbacks), and §6-2.1.6 (new construction) to construct a proposed new floodplain compliant single-family residence and to determine consistency with the Coastal Area Management regulations located in Residence A district, PID#B02078000.

Action: James Ezzes made motion to grant with conditions. Thomas Hood seconded the motion (5-0). Hardships stated were odd-shaped lot, and non-conforming lot.

4. **18 Roosevelt Road:** Application #ZBA-21-00108 by Russell and Katharine Pfeffer for property owned by Russell and Katharine Pfeffer for variance of the Zoning Regulations: §6-2.2 (non-conforming Coverage), and §13-6 (coverage in Residence A district) to raise existing house to be floodplain compliant, construct additions and renovation with a new driveway, walkway, patio, and associated mechanicals located in Residence A district, PID#D03026000.

Action: Josh Newman made motion to grant. Elizabeth Wong seconded the motion (5-0). Hardships stated were pre-dates zoning regulations, non-conforming lot, and flood plain compliance.

5. **6 Bradley St:** Application #ZBA-21-00165 by Andy Soumelidis, Landtech, for property owned by Goldan Home LLC for variance of the Zoning Regulations: §13-6 (coverage in Residence A district), §13-4 (setbacks for small corner of house), §6-1.2 (expansion non-conforming building), and §6-2.1.6 (new construction to a non-conforming building) to raise the existing house to comply with floodplain regulations and to construct additions considered New Construction per §5-2, located in Residence A district, PID#D03070000.

Action: Thomas Hood made motion to deny. Amy Wistreich seconded the motion (5-0). No hardship was proven.

6. **234 Bayberry Lane:** Application #ZBA-21-00171 by William Achilles, Achilles Architects, for property owned by Sarah H. Sachs for variance of the Zoning Regulations: §6-2.1.6 (new construction to a non-conforming building), §6-2.1.7 (alteration of a non-conforming building), §6-3.1 (setbacks for a non-conforming lot), and §11-4 (Setbacks in Residence AAA district) To construct a 20' x 40' inground swimming pool with patio expansion; new landing with stairs, roof, and closet; relocation of generator; and to retain existing outdoor shower, located in Residence AAA district, PID#F16024000.

Action: Amy Wistreich made motion to grant. Elizabeth Wong seconded the motion (5-0). Hardships stated were odd-shaped lot, steep slopes, wetlands, predates zoning regulations.

II. Work Session

- **Old Business**
 - No Old Business

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

Respectively submitted by James Ezzes, Chairman, April 21, 2021