



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, May 18, 2021
Public Meeting Started: 5:00 P.M. **Ended:** 5:45 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. **7 Bradley Street:** Application #ZBA-21-00152 by Don W. Fairbanks, for property owned by Jeffrey Graybill and Laura Hull for variance of the Zoning Regulations: §13-6 (coverage in Residence A district), §6-1.2 (expansion non-conforming building), and §6-3.1 (setbacks for a non-conforming lot) for Modifications to granted ZBA application # ZBA-20-00438 to enclose the lower level open storage and second floor balcony as well as exterior modifications, located in a Residence A district, PID #D03110000.

Action: Josh Newman made motion to grant. Thomas Hood seconded the motion (5-0).
Hardships stated were non-conforming lot, corner lot, house predates zoning regulations, and floodplain compliance.

2. **38 Washington Avenue:** Application #ZBA-21-00180 by Tanner White Architects, for property owned by Susan Leone 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 §6-3.1 (setbacks for a non-conforming lot) to construct a two story addition, and remove existing two car garage, building attached 1 story garage, rear covered porch and pool, located in Residence A district, PID# D10038000.

Action: Thomas Hood made motion to grant. Amy Wistreich seconded the motion (5-0).
Hardships stated was lot shape, position of house, and non-conforming lot.

3. **3 Turkey Hill Lane:** Application #ZBA-21-00215 by Peter Cartinelli Roland, for property owned by Peter Cartinelli & Elisabeth Roland for variance of the Zoning

Regulation: §12-4 (setbacks in Residence AA district) to retain existing 183.5 sq.ft. shed within the setbacks, located in Residence AA district, PID# G10080000.

Action: James Ezzes made motion to grant with conditions. Amy Wistreich seconded the motion (4-1 Newman). Hardships stated were topography, and wetlands.

4. **71 Hillandale Road:** Application #ZBA-21-00252 by Rick Benson for property owned by the Congregational Church of Greens Farms for variance of the Zoning Regulation: §6-1-2 (extension, expansion or relocation of non-conforming building) §6-2.1 (expansion, extension or alteration of non-conforming building) and §13-6 (coverage in the Residence A district) to construct an addition for new classrooms and cupola which will result in a modification of prior variance approval #7764, located in Residence A district, PID#F08105000.

Action: Amy Wistreich made motion to grant. Elizabeth Wong seconded the motion (5-0). Hardships stated were building predates zoning regulations, and non-conforming lot.

II. Work Session

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

Respectively submitted by James Ezzes, Chairman, May 19, 2021