



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, June 8, 2021
Public Meeting Started: 6:00 P.M. **Ended:** 7:45 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. **1 Charcoal Hill Road:** Application #ZBA-21-00098 by Hernan Benitez, for property owned by Benitez and Galloway Real Estate for variance of the Zoning Regulations: §6-1.2 (non-conforming building in setbacks), §6-2.1.6 (new construction), §6-2.1.7 (expansion non-conforming building in setbacks), §6-3.1 (setbacks for a non-conforming lot), §11-4 (setbacks) and to construct a new single-family residence and deck in setbacks, located in Residence AAA district, PID# E12025000.

Action: Opened with testimony and continued to 06/22/21 meeting.

2. **274 Riverside Avenue:** Application #ZBA-21-00142 by Lynda Laureano, ARTfx Signs, for property owned by Lexham Riverside, LLC for variance of the Zoning Regulations: §33-4.1.3 (directional signs greater than 2 sf permitted) to replace two (2) 4 sf directional signs to be 6.25 sf where 2 sf is the maximum size permitted, located in GBD district, PID# C08001000.

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

3. **45 Compo Road South:** Application #ZBA-21-00216 by Cheryl Manley for property owned by Carol Manley for variance of the Zoning Regulations: §13-4 (setbacks for residence A district), §13-6 (coverage in Residence A district) and §32-8.3.2 (regrading within 5' of property line) for a renovation of a cellar into an accessory apartment, creation of a new sunken patio to provide emergency egress and replacement of existing steps from the first floor to provide a 3' deep top landing as required by the building code, located in Residence A district, PID #D09050000.

Action: Opened with testimony and continued to 07/13/21 meeting.

4. **6 Cunningham Place:** Application #ZBA-21-00256 by Cunningham Partners LLC, for property owned by Cunningham Partners LLC for variance of the Zoning Regulations: §6-2.2 (coverage for non-conforming lots), and §13-6 (building and total coverage) to construct an 8ft x15ft pool over allowable total coverage, located in Residence A district, PID# C11155000.

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

5. **25 Norwalk Avenue & 18 Bradley Street::** Application #ZBA-21-00330 by Barr Associates LLC for property owned by KLR Holding LLC & 18 Bradley LLC for variance of the Zoning Regulation: §13-4 (setbacks for residence A district) to legalize the existing pool at 25 Norwalk Ave within 15ft side setbacks resulting from proposed lot merger, located in Residence A district, PID# D03056000 & D03055000.

Action: James Ezzes made motion to grant. Amy Wistreich seconded the motion (5-0). Hardships stated was reduced setbacks resulting from the lot merger.

II. Work Session

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

Respectively submitted by James Ezzes, Chairman, June 9, 2021