



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 22, 2021
Public Meeting Started: 6:00 P.M. **Ended:** 8:00 P.M.

Members to be Present:

James Ezzes – Chairman
Elizabeth Wong – Vice Chair
Jaqueline Masumian– 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: Josh Newman made motion to grant. James Ezzes seconded the motion (4-1 Hood). Hardship stated was topography.

2. **11 Birchwood Lane:** Application #ZBA-21-00269 by Jason Stiber for property owned by Jason & Darcy Stiber for variance of the Zoning Regulations: §13-6 (coverage in Residence A district) to remove a portion of an existing deck and construct a new pool with patio and to authorize after the fact driveway expansion and installation of playset located in Residence A district, PID# B07053000.

Action: James Ezzes made motion to grant. Elizabeth Wong seconded the motion (5-0). Hardships stated were wetlands, and project will reduce coverage.

3. **800 Post Road East:** Application #ZBA-21-00318 by Barr Associates, LLC for property owned by IL WESTPORT 4 LLC for variance of the Zoning Regulations: §5-2 (to allow a 2nd atrium to be excluded from floor area), §6-2.1 (expansion of a non-conforming building), §6-2.1.7 (alteration of a non-conforming building in setbacks), §24-4 (setbacks for the GBD zone), §34-11.1 (layout requirements for off-street parking), and §35-4 (landscaping of developed sites) for exterior and interior renovations to include a 2nd atrium, pergola, canopy, dormers, parking space modifications and to retain existing landscaping, located in General Business District (GBD), PID # F09069000.

Action: Opened with testimony and continued to 07/27/21 meeting.

4. **9 Marsh Road:** Application #ZBA-21-00363 by Nicholas and Jessica Donahue for property owned by Nicholas and Jessica Donahue for variance of the Zoning Regulation: §6-3.1 (Setbacks for Non-Conforming Lots), and §13-4 (setbacks for residence A district) to install a generator within the front and side setbacks, located in Residence A district, PID# B01039000.

Action: Thomas Hood made a motion to grant. Josh Newman seconded the motion (5-0). Hardships stated was wetlands and two fronts.

5. **6 Laurel Lane:** Application #ZBA-21-00391 by Stuart Laufer (Eckerson Design Assoc.) for property owned by Patrick Budden for variance of the Zoning Regulation: §6-2.2 (Coverage for Non-Conforming Lots), §13-6 (Coverage for Residence A Zone), §6-3.1 (Setbacks for Non-Conforming Lots) and §13-4 (Setbacks for Residence A Zone) to permit a pergola, grill counter, fire pit and driveway expansion over allowable coverage and authorization to retain an existing shed and swing in setback, located in Residence A district, PID#C07151000.

Action: James Ezzes made motion to grant. Elizabeth Wong seconded the motion (5-0). Hardships stated were public safety and non-conforming lot.

II. Work Session

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

Respectively submitted by James Ezzes, Chairman, June 23, 2021