



TOWN OF WESTPORT
ZONING BOARD OF APPEALS
TOWN HALL, 110 MYRTLE AVENUE
WESTPORT, CT 06880 (203) 341-1081

ACTION MINUTES

ZONING BOARD OF APPEALS

Tuesday – March 12, 2013

7:30 p.m. – Auditorium

Members present:

Jim Ezzes - Chairman

Elizabeth Wong – Vice Chairman

Shari Rabiner-Gordon sat for Jacqueline Masumian

Doug Bowen

Bill Harris

Staff: Larry Bradley, Director of Planning and Zoning

1. **139 Harbor Road:** ZBA Appl. #7132 by Barr Associates, LLC for property owned by Joseph and Tracey Troy for a variance to Sec 13-4 (Setbacks), Sec 13-6 (Coverage), Sec 13-5 (Height), Sec 6-2.2 (Non Conforming Coverage), Sec 6-3.1 (Non Conforming Setbacks), Sec 6-3.3 (Non Conforming Height), Sec 6-2.1 (Expansion on non conforming lot), Sec 31-7 (Setbacks from tidal wetlands), for a new single family dwelling on existing foundation and legalization of an existing patio in a Res A zone, PID #C02003000.

Motion to approve with condition by Jim Ezzes and seconded by Shari Rabiner-Gordon
Granted: 5 – 0 {Ezzes, Wong, Rabiner-Gordon, Bowen, Harris}

2. **8 Compo Hill Road:** ZBA Appl. #7133 by Michael O’Leary for property owned by Sean and Geraldine Jackman for a variance to Sec 14-6 (Coverage), Sec 14-4 (Setbacks), Sec 6-3 (Non Conforming Lot), Sec 6-3.1 (Non Conforming Setbacks), for a new single family dwelling on existing foundation with new patio, generator and A/C unit in setbacks in a Res B zone, PID #E04047000.

Action: Hearing opened and continued to 4/9/13. Testimony was taken at this hearing

3. **30 Hickory Drive:** ZBA Appl. #7134 by Jane Steiger for property owned by Jane Steiger for a variance to Sec 13-4 (Setbacks), Sec 6-3.1 (Non Conforming Setbacks), for an addition in setbacks (**Granted**) and for legalization of patio in setbacks (**Denied**), in a Res A zone, PID #F09148000.

Motion to approve in part/deny in part by Liz Wong and seconded by Doug Bowen
Granted: {Ezzes, Wong, Rabiner-Gordon, Bowen, Harris}

4. **66 Compo Mill Cove:** ZBA Appl. #7135 by Barr Associates, LLC for property owned by Andrew and Purva Patel-Tsai for a variance to Sec 13-4 (Setbacks), Sec 6-3.1 (Non Conforming Setbacks), Sec 13-5 (Height) for an addition is setbacks and to lift house over allowable height and to legalize number of stories in a Res A zone, PID # E04084000.

Motion to approve by Doug Bowen and seconded by Shari Rabiner-Gordon

Granted: 5 – 0 {Ezzes, Wong, Rabiner-Gordon, Harris, Bowen}

5. **42 Washington Avenue:** ZBA Appl. #7137 by Howard S. Raabe, Jr. for property owned by Mari Chamberlin for a variance to Sec 13-4 (Setbacks), Sec 13-6 (Coverage), Sec 6-2.1 (Expansion, Extension or Alteration), Sec 6-2.2 (Non Conforming Coverage), Sec 6-3 (Non Conforming Lot), Sec 6-1.2 (Extension, Expansion or Relocation), for an addition over coverage and in the setbacks in a Res A zone, PID #D10036000.

Motion to approve with condition by Jim Ezzes and seconded by Shari Rabiner-Gordon

Granted: {Ezzes, Wong, Rabiner-Gordon, Harris, Bowen}

Work Session: *(Note: the public may observe the work session but may not participate)*

- **Review and action on the cases heard above**
- **Old Business**
 - a) **20 Marine Avenue, ZBA #7120, request for modification – request granted**
- **Other ZBA business**