



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 – April 9, 2013

7:30 p.m. – Auditorium

Members present:

Jim Ezzes - Chairman

Elizabeth Wong – Vice Chairman

Jacqueline Masumian

Doug Bowen

Winston Allen sat for Bill Harris

Staff: Larry Bradley, Director of Planning and Zoning

1. **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.

Motion to deny by Jim Ezzes and seconded by Winston Allen

Denied: 5 – 0 {Ezzes, Wong, Masumian, Bowen, Allen}

2. **5 Garden Lane:** ZBA Appl. #7138 by Jon Duranko for property owned by Jon and Elizabeth Duranko for a variance to Sec 13-4 (Setbacks), Sec 13-6 (Coverage), Sec 6-2.2 (Non Conforming Coverage), Sec 6-3.1 (Non Conforming Setbacks), for legalization of pergola and patio in setbacks and over coverage in a Res A zone, PID #F09030000.

Motion to approve by Jim Ezzes and seconded by Winston Allen

Granted: 5 – 0 {Ezzes, Wong, Masumian, Bowen, Allen}

3. **65 Compo Beach Road:** ZBA Appl. #7139 by Craig Davidson for property owned by Craig Davidson for a variance to Sec 13-4 (Setbacks), Sec 6-3.1 (Non Conforming Setbacks), Sec 13-6 (Coverage), Sec 6-2.1.6 (All new construction shall be in accordance with these regulations), for addition and steps over coverage and in setbacks and legalization of existing driveway over coverage in a Res A zone, PID #D03163000.

Motion to approve by Doug Bowen and seconded by Liz Wong

Granted: 5 – 0 {Ezzes, Wong, Masumian, Bowen, Allen}

4. **42 Owenoke Park:** ZBA Appl. #7140 by John T. Fifield A.I.A. for property owned by Daniel A Levinson for a variance to Sec 13-4 (Setbacks), Sec 13-6 (Coverage) for an addition, a pool and patio and reconfiguration of driveway in setbacks and over coverage in a Res A zone, PID #C03014000.

Motion to approve by Liz Wong and seconded by Winston Allen

Granted: 5 – 0 {Ezzes, Wong, Masumian, Bowen, Allen}

5. **74 Compo Mill Cove:** ZBA Appl. #7141 by John T. Fifield A.I.A. for property owned by Charles and Katherine Berg for a variance to Sec 13-4 (Setbacks), Sec 6-3.1 (Non Conforming Setbacks) for addition of steps in setbacks (less than 5 feet from property line) in a Res A zone, PID #E04080000.

Motion to approve by Doug Bowen and seconded by Liz Wong

Granted: 5 – 0 {Ezzes, Wong, Masumian, Bowen, Allen}

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) **9 Danbury Avenue, ZBA #7110, request for modification – request granted**
 - b) **16 Spriteview Avenue, ZBA #7078, request for modification – request granted**
- **Other ZBA business**