



Town of Westport
Zoning Board of Appeals
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
Tel: 203-341-1030 Fax: 203-454-6145
www.westportct.gov

ACTION MINUTES

The following meeting of the Zoning Board of Appeals was held remotely using Zoom Technology

ZONING BOARD OF APPEALS: Tuesday, October 26, 2021
Public Meeting Started: 6:00 P.M. **Ended:** 6:50 P.M.

Members to be Present:

James Ezzes – Chairman
Elizabeth Wong – Vice Chair
Amy Wistrieck - Secretary
Thomas Hood
Josh Newman

Staff: Michelle Perillie, AICP & CFM, Deputy Planning and Zoning Director

I. Public Hearing at 6:00pm

1. **120 Harbor Road:** Application #ZBA-21-00670 by Ante Jelcic, for property owned by Ante Jelcic for variance of the Zoning Regulation: §13-6 (Total Coverage), to relocate the driveway from Marine Avenue to Harbor Road, located in Residence A district, PID# B02160000.

Action: Opened with no testimony taken and continued to the 11/9/21 public hearing.

2. **37 Clapboard Hill Road:** Application #ZBA-21-00702 by Patricia Gill, Gill & Gill Architects, for property owned by Lee Hochbaum & Roxana Larin for variance of the Zoning Regulations: §6-2.1.6 (Non-conforming new construction), §6-3.1 (Setbacks for non-conforming lots), §11-4 (Setbacks), and §11-6 (Total Coverage) to construct a pergola over an existing gravel patio with a portion to be removed from the setback and to construct a second pergola over a new outdoor kitchen over allowable Total Coverage, and to legalize the existing pool patio and playset within the setbacks, located in Residence AAA district, PID# G07029000.

Action: Thomas Hood made a motion to grant in part/deny in part for playset in setbacks. Elizabeth Wong seconded the motion (5-0). Hardships stated were non-conforming lot, pre-existing location of house, lot shape, and wetlands.

3. **28 Oak Street:** Application #ZBA-21-00708 by Gulbuge & Josh Philip, for property owned by Gulbuge & Josh Philip for variance of the Zoning Regulations: §6-2.1.3 (Alteration of non-conforming Building Coverage), §6-3.1 (Setbacks for Non-Conforming Lots), §13-4 (Setbacks), and §13-6 (Building Coverage), to construct a 2 story addition over

Building Coverage and to authorize an existing hot tub, playset, and patio within the setbacks, located in Residence A district, PID# C12077000.

Action: James Ezzes made motion to grant. Josh Newman seconded the motion (5-0). Hardship stated was non-conforming lot.

4. **6 Foxfire Lane:** Application #ZBA-21-00718 by John Rountree, for property owned by Marc and Sharon Rosen for variance of the Zoning Regulations: §13-6 (Building Coverage) to construct a new covered porch and steps over allowable Building Coverage, located in Residence A district, PID#D03103000.

Action: Amy Wistrieck made a new motion to grant. Elizabeth Wong seconded the motion (5-0). Hardship stated was public safety and steep slopes.

II. Work Session

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

Respectively submitted by James Ezzes, Chairman, October 27, 2021