



Town of Westport
Zoning Board of Appeals
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
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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, November 9, 2021
Public Meeting Started: 6:00 P.M. **Ended:** 8:05 P.M.

Members to be Present:

James Ezzes – Chairman
Elizabeth Wong – Vice Chair
Amy Wistriech - 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: Further continued with no testimony taken to the 12/14/21 public hearing.

2. **21 Fairfield Ave:** Application #ZBA-21-00753 by Marc & Jill Isaacs c/o John Fallon Esq., for property owned by Marc & Jill Isaacs for variance of the Zoning Regulations: §6-3.1 (Setback for Non-Conforming Lots), and §13-4 (Setbacks) to construct a second floor addition in the side Setback over the existing first floor, located in Residence A district, PID# D03103000.

Action: Opened with testimony taken and continued to the 12/14/21 public hearing.

3. **15 Island Way:** Application #ZBA-21-00594 by Peter Romano, LandTech, for property owned by Vadim Kolotnikov for variance of the Zoning Regulations: §6-2.1.6 (Non-conforming New Construction) and §13-6 (Total Coverage) to construct an inground swimming pool over allowable Total Coverage, located in Residence A district, PID# B02164000.

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

4. **35 Island Way:** Application #ZBA-21-00695 by Eric Bernheim, Esq., FLB Law, for property owned by Kurt J. von Holzhausen for variance of the Zoning Regulations: §13-6 (Total Coverage) and §6-3 (Non-Conforming New Construction) to construct an inground swimming pool over allowable Total Coverage, located in Residence A district, PID #B01062000.

Action: Josh Newman made motion to deny. Elizabeth Wong seconded the motion (5-0). No hardship was proven.

5. **4 Michele Lane:** Application #ZBA-21-00620 by Harrison Gill, Gill & Gill Architects, for property owned by David Dean for variance of the Zoning Regulations: §11-4 (Setbacks) and §32-8.2.3 (Maximum fill or excavation quantity) to construct a detached garage situated largely underground, with new retaining walls for the proposed accessory driveway more than 8ft tall and requiring excavation to a depth more than 10ft below the existing grade, located in Residence AAA district, PID# C14026000.

Action: James Ezzes made motion to grant with conditions. Elizabeth Wong seconded the motion (5-0). Hardships stated were steep slopes and safety.

6. **5 Pebble Beach Lane:** Application #ZBA-21-00749 by William Achilles, Achilles Architects, for property owned by Glenn & Jamie Camche for variance of the Zoning Regulations: §6-2.1.6 (Non-conforming New Construction), §6-2.1.7 (Alteration of a Non-conforming Building in Setbacks), and §13-4 (Setbacks) to raise the existing house and to construct additions within the front Setback, located in Residence A district, PID# B02112000.

Action: James Ezzes made motion to gran. Amy Wistriech seconded the motion (5-0). Hardships stated were non-conforming lot, pre-existing location of house, reduction in non-conformity.

7. **17 Maple Ave South:** Application #ZBA-21-00806 by Jake Vanderkamp, Galt Renovations, for property owned by Nana Amma Pokuaa Anane-Frempong for variance of the Zoning Regulations: §6-3.1 (Setback for Non-Conforming Lots), §6-2.1 (Non-conforming Buildings), §6-2.1.7 (Alteration of a Non-conforming Building in Setbacks), §13-4 (Setbacks), §13-5 (Height), and §13-6 (Building and Total Coverage) to construct a 3 story addition within front and side Setbacks and over allowable Building and Total Coverage, located in Residence A district, PID# H09188000.

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

II. Work Session

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

Respectively submitted by James Ezzes, Chairman, November 10, 2021