



**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, January 11, 2022  
**Public Meeting Started:** 6:00 P.M. **Ended:** 9:02 P.M.

**Members Present:**

James Ezzes – Chairman  
Elizabeth Wong – Vice Chair  
Amy Wistriech - Secretary  
Jacqueline Masumian for Thomas Hood (9 Green Acre Ln)  
Josh Newman  
Michelle Hopson (9 Green Acre Ln)  
**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 1/25/22 public hearing.**

2. **9 Green Acre Lane:** Application #ZBA-21-00780 by Bryan Nesteriak, B&B Engineering, LLC, for property owned by Jonathan and Jessica Manela for variance of the Zoning Regulation: §32-8.2.3 (Fill height more than 20% relative to property line) and §32-8.3.2 (Grading within 5 feet of the property line) To remove the existing retaining wall located on the West side property line and the portion on the neighboring property and to construct a new retaining wall within the property boundaries with fill height exceeding a ratio of 0.20 relative to the distance from the property line and fill within five (5) feet of the lot line, located in Residence AA district, PID #D07059000.

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

3. **2 Scherer Court:** Application #ZBA-21-00719 by Pete Romano, LANDTECH, for property owned by Seth & Corri Neckritz for variance of the Zoning Regulation: §12-6 (Total Coverage) to construct addition to single-family home and expand driveway over allowable Total Coverage, located in Residence AA district, PID#B08030000.

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

4. **4 Barbara Place:** Application #ZBA-21-00735 by Diane Neff, Architect, for property owned by Haakon & Mariqueita Bruun for variance of the Zoning Regulation: §13-6 (Building and Total Coverage) to construct a new single-family house over allowable Building and Total Coverage in Residential A zone, located in Residence A district, PID# G09076000.

**Action: Opened with no testimony taken and continued to the 1/25/22 public hearing.**

5. **42 Spriteview Ave:** Application #ZBA-21-00900 by Anthony Minichetti Architects for property owned by Jeffrey Green for variance of the Zoning Regulation: §6-2.1.3 (Alteration of non-conforming building coverage), §6-2.7 (Expansion of a building in the setback), §13-4 (Setbacks), §13-5 (Height in residence A district), and §13-6 (Building and Total Coverage) to construct additions to front of the single family house with new front steps over Building and Total Coverage; to construct a front overhang over an existing deck; to construct an exterior staircase to access the second-floor balcony with an outdoor shower underneath over Building and Total Coverage and in the rear setback; and to construct a rooftop pergola in the Setback and over allowable Building Height, located in Residence A district, PID# B01046000.

**Action: Thomas Hood made motion to deny. Elizabeth Wong seconded the motion. (3 Wong, Hood, Wistrieck) – (2 Newman, Ezzes) motion failed. Josh Newman made a motion to grant in part/deny in part to approve the front addition and entry and deny remainder of project. James Ezzes seconded the motion with condition that the 3 foot overhang be reduced to 2 feet. (5-0) Hardship stated was non-conforming lot.**

5. **606 & 620 Post Road East:** Application #ZBA-21-00929 by Frederick William Hoag, for property owned by Equity One Westport Village Center LLC for variance of the Zoning Regulations: §6-2.1 (Expansion, Extension or Alteration of Non-Conforming Buildings and Structures), §24-4 (Setbacks), §24-6 (Building Coverage) for modification of Res.#6867 to include façade renovations to both buildings located in the setbacks and over allowable Building Coverage, located in General Business District (GBD), PID# E09046000 and E09047000.

**Action: Opened with testimony taken and continued to the 2/8/22 public hearing.**

6. **620 Post Road East:** Application #ZBA-21-00937 by Frederick William Hoag, for property owned by Equity One Westport Village Center LLC for variance of the Zoning Regulations: §6-2.7 (Expansion of Non-Conforming Structure in setbacks) for raising the roof on a building located partially within the setbacks, located in General Business District (GBD), PID#E09046000

**Action: Opened with no testimony taken and continued to the 2/8/22 public hearing.**

## **II. Work Session**

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

**Respectively submitted by James Ezzes, Chairman, January 12, 2022**