



**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 – August 13, 2013**

**7:30 p.m. – Auditorium**

#### **Members present:**

Jim Ezzes - Chairman

Elizabeth Wong – Vice Chairman

Jacqueline Masumian

Doug Bowen

Bill Harris

Staff: Larry Bradley, Director of Planning and Zoning

1. **6 Harbor Road:** ZBA Appl. #7189 by John Provenzano for property owned by Lucky Four Realty, LLC for a variance to Sec 13-4 (Setbacks), Sec 6-3.1 (Non Conforming Setbacks), Sec 13-6 (Coverage), Sec 6-2.2 (Non Conforming Coverage), Sec 13-5 (Height for Number of Stories and Feet), Sec 6-3.3 (Height for Number of Stories and Feet) for construction of a new single family dwelling in a Res A zone, PID #A02024000.

**Motion to approve in part and deny in part by Jim Ezzes and seconded by Bill Harris**  
**Granted in part/Denied in part: 5 – 0 {Ezzes, Wong, Masumian, Harris, Bowen}**  
**Denied Height**

2. **6 Buena Vista Drive:** ZBA Appl. #7190 by Stan Thurley for property owned by Stan Thurley for a variance to Sec 12-4 (Setbacks), Sec 6-3.1 (Non Conforming Setbacks), for legalization for deck in setbacks in a Res AA zone, PID #D05009000.

**Motion to approve by Jim Ezzes and seconded by Bill Harris**  
**Granted: 5 – 0 {Ezzes, Wong, Masumian, Harris, Bowen}**

3. **139 Harbor Road:** ZBA Appl. #7191 by Barr Associates, LLC for property owned by Joseph and Tracey Troy for a variance to Sec 13-6 (Height for Feet), Sec 13-6 (Coverage), Sec 6-2.1.6 (New Construction), Sec 6-3.3 (Non Conforming Height), Sec 13-4 (Setbacks), Sec 6-3.1 (Non Conforming Setbacks), to elevate a previously approved new house one (1) additional foot, in a Res A zone, PID #C02003000

**Motion to approve by Jackie Masumian and seconded by Jim Ezzes**  
**Granted: 5 – 0 {Ezzes, Wong, Masumian, Harris, Bowen}**

4. **54 Harbor Road:** ZBA Appl. #7192 by Jacek Bigosinski/PB Architects for property owned by Gilda Orwasher for a variance to Sec 13-4 (Setbacks), Sec 6-3.1 (Non

Conforming Setbacks), Sec 6-2.1.7 (Non Conforming Building), Sec 13-6 (Coverage), Sec 6-2.2 (Non Conforming Coverage), Sec 6-2.1.6 (New Construction), to lift existing house and for an addition in a Res A zone, PID #B02106000.

**Motion to approve with condition by Doug Bowen and seconded by Liz Wong**

**Granted with condition: 5 – 0 {Ezzes, Wong, Masumian, Harris, Bowen}**

**Condition that the setback lines be shown on the survey**

5. **1 Greenbrier Road:** ZBA Appl. #7201 by William Scott and Kathleen Bennewitz for property owned by William Scott and Kathleen Bennewitz for a variance to Sec 11-5 (Height) Sec 6-2.1.6 (New Construction) to allow ½ story above detached garage in a Res AAA zone, PID #E17038000.

**Motion to approved by Jim Ezzes and seconded by Doug Bowen**

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

6. **30 Post Road East, (aka 24 Taylor Place):** ZBA Appl. #7202 by Pierre Sarrazin for property owned by William Gault, Trustee for a variance to Sec 29-4 (Setbacks) for renovation to exterior façade in a BCD zone, PID #C09132000.

**Motion to approve by Doug Bowen and seconded by Liz Wong**

**Granted: 5 – 0 {Ezzes, Wong, Masumian, 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) **35 Burnham Hill Road, ZBA #2246, request for clarification – request denied**
  - b) **919 Post Road East, ZBA #6985, request for modification – modification granted**
  - c) **1032 Post Road East, ZBA #7157, request for modification – modification granted**
  - d) **37 Danbury Road, ZBA #7146, request for modification – modification granted**
- **Other ZBA business**