



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, February 8, 2022
Public Meeting Started: 6:00 P.M. Ended: 7:30 P.M.

Members Present:

James Ezzes – Chairman
Elizabeth Wong – Vice Chair
Amy Wistrieck - Secretary
Thomas Hood
Jaqueline Masumian

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

I. Public Hearing at 6:00pm

1. **606 and 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: §6-2.1.7 (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)/ Residence A district, PID# E09046000 and E09047000.

Action: James Ezzes made motion to grant. Elizabeth Wong seconded the motion (5-0). Hardships stated were pre-existing non-conforming building.

2. **606 and 620 Post Road East:** Application #ZBA-22-00057 by Frederick William Hoag, for property owned by Equity One Westport Village Center LLC for variance of the Zoning Regulations: §6-2.1.7 (Expansion of Non-Conforming Structure in Setbacks), §24-4 (Setbacks), §34-11.15, §35-2.2.4 and §35-2.3.4 (Sidewalks), §35-4 (Landscaping of Developed Sites) §35-2.2.1 (Landscape Buffer Location), §35-2.2.2 (Landscape Areas standards), §35-2.4 (Buffer Strip), §35-2.3.2 (Landscape Parking Area Standards), §32-9 and §34-11.4 (Refuse Disposal), §34-10 (Loading Space) for raising the roof on a building located partially within the setbacks; for new patio and pergola located partially within the rear setback and residential buffer strip; for construction of new parking within the front landscape area; for modification of parking within the residential district; for relocation of trash enclosures within the residential district, located in General Business District (GBD)/Residence A district, PID#EE09046000 & E09047000.

Action: Action: James Ezzes made motion to grant. Elizabeth Wong seconded the motion (5-0). Hardships stated were pre-existing non-conforming building and reduction of non-conformities.

II. Work Session

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

Respectively submitted by James Ezzes, Chairman, February 9, 2022