



TOWN OF WESTPORT
ZONING BOARD OF APPEALS
TOWN HALL, 110 MYRTLE AVENUE
WESTPORT, CT 06880 (203) 341-1081

ACTION MINUTES

7:00 P.M. Room 203

Executive Session with Town Attorney Ira Bloom to discuss pending litigation regarding 6 Quarter Mile Road, ZBA Appl. #7101 and 223 Hillspoint Road, ZBA Appl. #7089 - Discussed

ZONING BOARD OF APPEALS

Tuesday – October 8, 2013

7:30 p.m. – Auditorium

Members present:

Jim Ezzes - Chairman

Elizabeth Wong – Vice Chairman

Jacqueline Masumian

Doug Bowen

Bill Harris

Sheri Rabiner-Gordon sitting for Liz Wong for 11 Norwalk Avenue only

Winston Allen sitting for Jim Ezzes for 11 Norwalk Avenue only

Staff: Larry Bradley, Director of Planning and Zoning

1. **11 Norwalk Avenue:** ZBA Appl. #7206 by Miriam Luck for property owned by Miriam Luck and Leon Luck for a variance to Sec 13-5 (Height for Number of Stories), to legalize crawlspace as a story in a Res A zone, PID #D03147000.

Motion to deny by Winston Allen and seconded by Jackie Masumian

**Denied: 4 – 0 – 1 {Masumian, Bowen, Allen, Rabiner-Gordon} in favor of denial
{Harris} abstained**

2. **1568–1572 Post Road East:** ZBA Appl. #7207 by Robert Gutman for property owned by Echo Valley LLC, for a variance to Sec 33-3.3 (Sign Above Lowest Point of Roof) to install a sign above the lowest point of roof in a GBD zone, PID #H09183000.

Motion to approved by Jim Ezzes and seconded by Doug Bowen

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

3. **149 Compo Road South:** ZBA Appl. #7208 by Peter Romano/Land-Tech for property owned by Kathi M. Hutchinson for a variance to Sec 13-4 (Setbacks), Sec 6-2.1.6 (All New Construction Shall be in Accordance With These Regulations), Sec 6-3 (Non Conforming Lot), Sec 6-3.1 (Non Conforming Setbacks), for a new single family dwelling in the setbacks, in a Res A zone, PID #D07018000.

Motion to approve by Jim Ezzes and seconded by Doug Bowen

Granted: 4 -1 {Ezzes, Wong, Bowen, Harris} in favor {Masumian} opposed

4. **151 Compo Road South:** ZBA Appl. #7209 by Peter Romano/Land Tech for property owned by Jeffrey S. Arciola for a variance to Sec 13-6 (Coverage), Sec 6-2.1.6 (All New Construction Shall be in Accordance With These Regulations), Sec 6-3 (Non Conforming Lots), Sec 6-2.2 (Non Conforming Coverage), for a new single family dwelling over coverage in a Res A zone, PID #D07019000.

Motion to deny by Jim Ezzes and seconded by Liz Wong

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

5. **8 Vani Court:** ZBA Appl. #7210 by William Ryder for property owned by William Ryder for a variance to Sec 14-4 (Setbacks), Sec 14-6 (Coverage), for an addition over coverage and in the setbacks in a Res B zone, PID #C05092000.

Motion to deny by Doug Bowen and seconded by Jackie Masumian

Denied: 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) **79 Valley Road, ZBA Appl. #7099, request for modification – modification granted**
 - b) **1 Wilton Road, ZBA Appl. #7128, request for modification – request for modification denied. A full application is required**
- **Other ZBA business**