



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 – October 22, 2013

7:30 p.m. – Room 201/201A

Members present:

Jim Ezzes - Chairman

Elizabeth Wong – Vice Chairman

Jacqueline Masumian

Doug Bowen

Bill Harris

Staff: Larry Bradley, Director of Planning and Zoning

1. **1 Conte Place:** ZBA Appl. #7211 by Paul Harris for property owned by Graham J. Bond for a variance to Sec 13-4 (Setbacks), Sec 13-6 (Coverage), Sec 13-5 (Height for Feet), Sec 6-1.2 (Extension, Expansion or Relocation), Sec 6-3 (Non Conforming Lots), Sec 6-3.1 (Non Conforming Setbacks), Sec 6-3.3 (Non Conforming Height for Feet), for a new single family dwelling over coverage, in setbacks and over allowable height, in a Res A zone, PID #B02084000.

Motion to approve by Jim Ezzes and seconded by Liz Wong

**Denied: 3 – 2 {Ezzes, Wong, Harris} in favor
{Masumian, Bowen} opposed**

2. **12 Wilton Road aka 20 Wilton Road:** ZBA Appl. #7212 by Rocco Dileo for property owned by Nathall 1220W, LLC for a variance to Sec 33-8.4.7 (All Signs Must Be at Least 15 Feet From Property Line), for a free standing sign in setbacks in a GBD/HDD zone, PID # C09112000.

Motion to approve by Doug Bowen and seconded by Bill Harris

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

3. **14 Fairport Road:** ZBA Appl. #7213 by Valerie White for property owned by John and Sara Toi for a variance to Sec 13-4 (Setbacks), Sec 6-3.1 (Non Conforming Setbacks), for an addition in setbacks in a Res A zone, PID #I09072 000.

Motion to approve by Doug Bowen and seconded by Jim Ezzes

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

4. **34 East Main Street:** ZBA Appl. #7214 by Rainer Schrom, AIA for property owned by Anil Nagar and Angelapia Degirolamo for a variance to Sec 13-6 (Coverage), Sec 6-2.2 (Non Conforming Coverage), Sec 6-2.1.6 (New Construction) to legalize driveway and stairs and for an addition over coverage in a Res A zone, PID #D10130000.

Motion to approve by Jim Ezzes and seconded by Liz Wong

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

5. **5 Bradley Street:** ZBA Appl. #7224 by Michael and Melissa Banks for property owned by Michael and Melissa Banks for a variance to Sec 13-4 (Setbacks), Sec 13-6 (Coverage), Sec 6-2.1 (Expansion, Extension or Alteration), Sec 6-2.1.6 (New Construction), Sec 6-2.1.7 (Non Conforming Building in Setback), Sec 6-2.2 (Non Conforming Coverage), Sec 6-3.1 (Non Conforming Setbacks), for a second floor addition over coverage and in setbacks in a Res A zone, PID #D09109000.

Motion to approve by Liz Wong and seconded by Jim Ezzes

Granted: {Ezzes, Wong, Masumian, Harris, Bowen}

6. **50 Compo Mill Cove:** ZBA Appl. #7188 by Pasquale J. Malpeso, Jr. c/o John F. Fallon, Esq. for property owned by Pasquale J. Malpeso, Jr. to APPEAL a notice of zoning violation and cease and desist order dated May 14, 2013, in a Res A zone, PID #E04091000.

Motion to uphold staff and cease and desist order by Bill Harris and seconded by Liz Wong

5 – 0 all in favor of motion {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) **9 Pine Street, ZBA Appl. #5620, request for modification – modification granted**
- **Other ZBA business**