



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 – November 12, 2013
7:30 p.m. – Room 201/201A

Members present:

Jim Ezzes - Chairman
Elizabeth Wong – Vice Chairman
Jacqueline Masumian
Sheri Rabiner-Gordon
Bill Harris

Staff: Larry Bradley, Director of Planning and Zoning

1. **6 Quarter Mile Road: ZBA Appl. #7101:** Discussion and potential approval of Stipulated Settlement in case entitled Capasse, Edward J., Trustee of The Westport 1 Trust Amended Revocable Trust vs Town of Westport Zoning Board of Appeals, Docket No. FST-CV-13-6017057 for development of a one acre parcel in a two acre zone in a Res AAA zone, PID #B14085000, based on ZBA variance #7101

Motion to approve by Jim Ezzes and seconded by Bill Harris

Approved 5 – 0 {Ezzes, Wong, Masumian, Rabiner-Gordon, Harris}

2. **35 Burnham Hill:** ZBA Appl. #7215 by Maria Tziolis for property owned by Maria and Xenofon Tziolis to APPEAL a notice of zoning violation and to eliminate/modify condition #2 of the 1968 variance #2246, in a Res AA zone, PID #D05027000.

This application was opened and continued to 12/10/13. No testimony has been taken.

3. **15 Webb Road:** ZBA Appl. #7217 by Alex Cirasuolo for property owned by Alex Cirasuolo for a variance to Sec 32-8.3.2 (Re-grading Within 5 Feet of Property Line), to re-grade the front lawn within 5 feet of the property line in a Res A zone, PID #E10100000.

Motion to approve by Jackie Masumian and seconded by Sheri Rabiner-Gordon

Granted: 5 – 0 {Ezzes, Wong, Masumian, Rabiner-Gordon, Harris}

4. **35 Compo Beach Road:** ZBA Appl. #7218 by Charles and Helena Rozier for property owned by Charles and Helena Rozier for a variance to Sec 13-4 (Setbacks), Sec 6-3.1 (Non Conforming Setbacks), Sec 13-6 (Coverage), Sec 6-2.1.6 (All New Construction Shall be in Accordance With These Regulations), for a generator in the setbacks and legalization of coverage in a Res A zone, PID #D03013000.

Motion to approve by Jim Ezzes and seconded by Bill Harris

Granted: 5 – 0 {Ezzes, Wong, Masumian, Rabiner-Gordon, Harris}

5. **14 Roosevelt Road:** ZBA Appl. #7219 by Kimberly L. Rizza for property owned by Kimberly L. Rizza for a variance to Sec 13-4 (Setbacks), Sec 13-6 (Coverage), Sec 6-2.2 (Non Conforming Coverage), Sec 13-5 (Height for Number of Stories), Sec 6-3.3 (Non Conforming Height for Number of Stories), for an addition over coverage, patio in setbacks and legalization of A/C units in setbacks in a Res A zone, PID

Motion to approve by Sheri Rabiner-Gordon and seconded by Liz Wong

Granted: 5 – 0 {Ezzes, Wong, Masumian, Rabiner-Gordon, Harris}

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) **32 Bermuda Road, ZBA Appl. #7167, request for modification – modification granted**
 - b) **54 Harbor Road, ZBA Appl. #7192, request for modification – modification denied**
- **Other ZBA business**