



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 26, 2013

7:30 p.m. – Auditorium

Members present:

Jim Ezzes - Chairman

Elizabeth Wong – Vice Chairman

Sheri Gordon

Bill Harris

Bernard Deverin

Staff: Larry Bradley, Director of Planning and Zoning

I WORK SESSION

Election of Officers

- a) **Liz Wong made a motion to nominate Jim Ezzes for Chairman and Bill Harris seconded. Vote 4 – 0 all in favor**
- b) **Jim Ezzes made a motion to nominate Liz Wong for Vice Chairman and Sheri Gordon seconded. Vote 4 – 0 all in favor**
- c) **Bill Harris made a motion to nominate Sheri Gordon for secretary and Bernard Deverin seconded. Vote 4 – 0 all in favor**

Appoint Alternates to ZBA

- a) **Interview and appointment of Heather Lee as an alternate to ZBA for a two year term of a 4 year term ending November, 2015**
- b) **Appointment of Jackie Masumian as an alternate to ZBA for a two year term of a 4 year term ending November, 2015**

Motion to approve by Jim Ezzes and seconded by Sheri Gordon

Vote 5 – 0 all in favor

II PUBLIC HEARING

1. **1510 Post Road East:** ZBA Appl. #7220 by Barr Associates, LLC for property owned by Westport Realty LLC for a variance to Sec 24-10 (Signs in GBD), Sec 33-8.1.2 (More Than Three Signs), Sec 33-8.4.5 (Free Standing Sign in Excess of 32 Square Feet), Sec 33-8.1 (Sign Area), Sec 33-3.8 (Sign Prohibition – Lighted Sign), for change of service station from BP to Exxon and revision of all related signage in a GBD zone, PID #H09015000.

Motion to approve by Jim Ezzes and seconded by Sheri Gordon

Granted: 5 – 0 {Ezzes, Wong, Gordon, Harris, Deverin}

2. **43 Owenoke Park:** ZBA Appl. #7222 by Barr Associates, LLC for property owned Marilyn Levitt for a variance to Sec 13-4 (Setbacks), Sec 6-2.1.1 (No Non Conforming Building or Structure Shall be Relocated on the Lot), Sec 6-2.1.2 (No Portion of any Non Conforming Building Coverage Shall be Transferred From One Location to Another Location On the Lot), Sec 13-5 (Height for Feet), Sec 13-6 (Coverage), Sec 6-2.2 (Non Conforming Coverage), to lift and relocate existing house with additions, in a Res A zone, PID #C03008000.

Motion to approve by Jim Ezzes and seconded by Bernard Deverin

Granted: 5 – 0 {Ezzes, Wong, Gordon, Harris, Deverin}

3. **17 Marine Avenue:** ZBA Appl. #7223 William Achilles, Achilles Architects for property owned by Anthony f. Sousa for a variance to Sec 13-5 (Height for Feet and Number of Stories), Sec 6-3.3 (Non Conforming Height for Feet and Number of Stories), Sec 6-2.1.3 ((Expansion of Non Conforming Building), Sec 6-2.1.6 (New Construction), to lift existing house and additions in a Res A zone, PID #B01072000.

Motion to approved by Liz Wong and seconded by Bernard Deverin

Granted: 5 – 0 {Ezzes, Wong, Gordon, Harris, Deverin}

4. **40 Washington Avenue:** ZBA Appl. #7225 by Elizabeth Jahn for property owned by Dany Montague for a variance to Sec 13-4 (Setbacks), Sec 6-2.1.6 (New Construction), Sec 6-2.1.7 (Expand Existing House in Setback), to raise roof and enclose part of front porch and legalization of A/C units in setbacks in a Res A zone, PID #D10037000.

Motion to approve by Bill Harris and seconded by Sheri Gordon

Granted: 5 – 0 {Ezzes, Wong, Gordon, Harris, Deverin}

5. **4 Pier Way Landing:** ZBA Appl. #7231 by Scott Farquharson for property owned by Scott Schuster for a variance to Sec 12-4 (Setbacks) for addition in side setbacks in a Res AA zone, PID #A03012000.

Motion to approve by Jim Ezzes and seconded by Sheri Gordon

Granted: 5 – 0 {Ezzes, Wong, Gordon, Harris, Deverin}

6. **1135 Post Road East:** ZBA Appl. #7232 by Lawrence Weisman/Eric Bernheim for property owned by Frank Geiger for a variance to Sec 13-2 (Permitted Uses), Sec 39A-

3.1 (All Non Residential Uses Must Be Located in the Non Residential Zone), Sec 39A-14 (Parking), Sec 46-3.2 (Variances), to allow non residential parking in a Res A zone and to allow parking in front of the leading edge of building, in a Res A/BPD zone, PID #G09027000.

This application was opened and continued to 1/14/14. No testimony was taken

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) **10 Sue Terrace, ZBA Appl. #7019, request for modification**
Modification granted
- **Other ZBA business**
 - a) **199 Post Road West, ZBA Appl. #5393, request for modification**
Modification granted