



**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, April 26, 2022  
**Public Meeting Started:** 6:00 P.M. **Ended:** 7:00 P.M.

**Members Present:**

James Ezzes – Chairman  
Elizabeth Wong – Vice Chair  
Amy Wistreich - Secretary  
Thomas Hood  
Josh Newman

**Staff:** Mary Young AICP, Planning and Zoning Director

### **I. Public Hearing at 6:00pm**

1. **10 River Lane:** Application #ZBA-22-00150 by William Achilles, Achilles Architects, for property owned by Craig Morgan & Brooke Scher, for variance of the Zoning Regulations: §6-2.1 (Expansion, Extension or Alteration), and §12-6 (Total Coverage) to construct new garage and mudroom addition, and two new front landings and outdoor shower over Total Coverage, located in Residence AA district, PID# C12023000.

**Action:** The public hearing was opened, testimony was received, and the hearing was closed. During the Work Session, Mr. Ezzes made a motion to Grant the Variances requested; Ms. Wistreich seconded the motion. The vote was 4-0-1 (Ezzes, Wong, Newman, Wistreich vs. Hood who abstained) to approve.

**Hardship:** Topographical. The Steep Slopes represent 49.5% of the Gross Lot Area significantly reducing the Net Lot Area from which Coverage is measured. Additionally, the proposed Coverage at 29.11% is less than the Coverage previously approved (31.07%) by the ZBA pursuant to Case #6849 in 2009. Lastly, a portion of the property is located in the AE flood zone.

2. **3 Harding Lane:** Application #ZBA-22-00197 by William Achilles, Achilles Architects, for property owned by Lisa Jill Hayes, for variance of the Zoning Regulation: §12-6 (Total Coverage) to install a new barbeque and fire pit on patio, located in Residence AA district, PID# E08114000.

**Action:** The public hearing was opened; testimony was received, and the hearing was closed. During the Work Session, Mr. Newman made a motion to Grant the Variances requested; Mr. Hood seconded the motion. The vote was unanimous 5-0 to approve.

**Hardship: Topographical. Steep Slopes exist on site (6,649 SF) reducing the Net Lot Area from which Coverage is measured.**

3. **36 Riverside Ave:** Application #ZBA-22-00203 by William Achilles, Achilles Architects for property owned by Pietro Scotti for variance of the Zoning Regulations: §24-11 (Parking and Loading), §34-5 (Parking Requirements Table), and §34-6.2 (Parking Required on Same Lot) to request a modification of the previous ZBA approval #4095 to eliminate Condition A of the approval, which limited the hours of operation from 6pm to 12 midnight, located in GBD (General Business District), PID# C09103000.

**Action: The public hearing was opened; testimony was received, and the hearing was closed. During the Work Session, Ms. Wong made a motion to Grant the Variances requested (Eliminating Condition A of Case #4095); Mr. Hood seconded the motion. The vote was unanimous 5-0 to approve.**

**Hardship: Existence of legally non-conforming building and non-conforming lot size precludes adding any on-site parking. The Board members noted public parking is available within 500-feet of 36 Riverside Ave., within walking distance, which should help mitigate any parking concerns.**

4. **7 Quintard Place:** Application #ZBA-22-00211 by Gregory T. Solometo for property owned by Gregory T. Solometo, for variance of the Zoning Regulation: §6-3 (Driveway expansion on Non-Conforming Lot), and §11-6 (Total Coverage) to expand the driveway over Total Coverage, located in Res. A & AAA district, PID# H08034000.

**Action: The application was opened, and a short break was taken while P&Z Staff tried to contact the applicant who was not in attendance. With no response received from the applicant (by phone or by email), the board members immediately continued the item to the Special Meeting scheduled for May 17th, without taking any testimony on the application on April 26th.**

## **II. Work Session**

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

**Respectively submitted by James Ezzes, Chairman, April 27, 2022**