



**Town of Westport**  
**Zoning Board of Appeals**  
Town Hall, 110 Myrtle Avenue  
Westport, CT 06880  
Tel: 203-341-1030 Fax: 203-454-6145  
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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, May 24, 2022  
**Public Meeting Started:** 6:15 P.M. **Ended:** 7:15 P.M.

**Members Present:**

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

**Staff:** Michelle Perillie, AICP & CFM, Deputy Planning and Zoning Director

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

1. **233 Hillspoint Road:** Application #ZBA-22-00226 by Eric Bernheim, Esq., FLB Law, for property owned by 233 LLC, for variance of the Zoning Regulation: §6-3.3 (Height for Non-Conforming Lot); §14-5 (Building Height) for elevator roof access above allowable building height, review of request for a reasonable accommodation pursuant to 42 U.S.C. §3604(f)(3)(A) to allow for roof access by handicapped person and modification of Res. #7629 regarding the condition requiring conformance with the approved plans dated May 8, 2018, located in Residence B district, PID# E04107000.

**Action:** The public hearing was opened on 5/14/22 with no testimony; no testimony was received, and the hearing was further continued to 6/14/22.

2. **11 Covlee Drive:** Application #ZBA-22-00168 by Lucien Vita, Vita Design Group, for property owned by Elisabeth and Paul Fraas, for variance of the Zoning Regulation: §6-2.1.6 (New Construction) and §13-6 (Building and Total Coverage), to construct a new single-family dwelling, pool and driveway configuration over allowable Building and Total Coverage and to find consistency with Coastal Area Management regulations, located in Residence A district, PID #A02034000.

**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 with conditions; Mr. Hood seconded the motion. The vote was unanimous 5-0 (Ezzes, Wong, Newman, Wistreich, Hood) to grant with conditions that:

1. A 10-foot vegetated buffer be installed from the seawall landward,
2. Four additional flood vents be installed in lower level,

**3. Pool mechanicals to be elevated to at least El. 14'**

**Hardship: Non-conforming lot shape and size, flood zone, reducing non-conformity, and reduction of lot area due to rising Mean High Water Line.**

- 3 19 Church Street South:** Application #ZBA-22-00259 by Paul List, Coastal Link Properties, for property owned by Brian and Karol Brumit, for variance of the Zoning Regulation: §13-4 (Setbacks), for authorization for a generator and oil tank slab located partially within the setback, located in Residence A district, PID #F09041000.

**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; Ms. Wistreich seconded the motion. The vote was unanimous 5-0 (Ezzes, Wong, Newman, Wistreich, Hood) to grant the variances.**

**Hardship: Ledge and pre-existing location of the house**

**II. Work Session**

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

**Respectively submitted by James Ezzes, Chairman, May 25, 2022**