



**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 – April 8, 2014

7:30 p.m. – Auditorium

Members present:

Jim Ezzes - Chairman

Elizabeth Wong – Vice Chairman

Sheri Gordon

Bill Harris

Bernard Deverin

Winston Allen sat for Sheri Gordon for 1 Charcoal Lane

Winston Allen sat for Elizabeth Wong for 24 Pequot Trail

Staff: Larry Bradley, Director of Planning and Zoning

I PUBLIC HEARING

1. **1 Charcoal Lane:** ZBA Appl. #7246 by Peter Romano/LandTech for property owned by Adam and Jennifer Epstein for a variance for setbacks for construction of a sports court in the side setback in a Res AAA zone, PID #E15034000.

Motion to approve with condition by Jim Ezzes and seconded by Winston Allen

**Granted: 4 – 1 {Ezzes, Allen, Harris, Deverin} in favor
{Wong} opposed**

2. **24 Pequot Trail:** ZBA Appl. #7264 by R.I. Pools, Inc. c/o Franco Ianonne for a variance for coverage for a pool/spa and stairs and for legalization of swing set in the setbacks in a Res AA zone, PID #B09046000.

Motion to approve with condition by Sheri Gordon and seconded by Winston Allen

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

3. **129 Harbor Road:** *(The following application was opened and continued from 3/11/14. No testimony was taken)* ZBA Appl. #7257 by William Achilles, Achilles

Architects for property owned by Matthew S. Forelli, for variances to setbacks and coverage requirements for a 2nd floor addition and new entry stairs, and a variance to height requirements to raise an existing dwelling in excess of minimum FEMA requirements, for property located in a Res A zone, PID #B0213800.

Motion to approve by Jim Ezzes and seconded by Bill Harris

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

4. **11 Roosevelt Road:** ZBA Appl. #7262 by Eric Bernheim/Lawrence Weisman for property owned by Glen Camche for a variance for building and total coverage for an addition in a Res A zone, PID #D03019000.

Motion to approve by Liz Wong and seconded by Bernard Deverin

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

5. **53 Bermuda Road:** ZBA Appl. #7263 by Barr Associates, LLC for property owned by Angela Fogel for a variance for building coverage and setbacks for an addition in a Res A zone, PID #B01031000.

Motion to approve by Jim Ezzes and seconded by Bill Harris

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

6. **14 Quarter Mile Road:** ZBA Appl. #7265 by Eric Bernheim/Lawrence Weisman for property owned by Post Realty Company for a variance for lot area and lot shape, in a Res AAA zone, PID #C14006000.

Motion to approve by Sheri Gordon and seconded by Bernard Deverin

**Granted: 4 – 1 {Ezzes, Gordon, Harris, Deverin} in favor
{Wong} opposed**

Work Session: *(Note: the public may observe the work session but may not participate)*

- **Review and action on the cases heard above**
- **Old Business**
- **Other ZBA business**
 - a) **919 Post Road East, ZBA #6985, request for modification** – continued from 3/25/14
request granted
 - b) **10 Island Way, ZBA #7117, request for modification** – **request granted**