



**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 22, 2014**

**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 PUBLIC HEARING**

1. **575 Riverside Avenue:** ZBA Appl. #7251 by Kim Beaumont for property owned by Sam Gault, Hamilton Development LLC for a variance for outdoor storage and display in front landscape area and for signage with more square footage than allowed in a GBD/S zone, PID #C06056000.

**Motion to deny by Jim Ezzes and seconded by Sheri Gordon**

**Denied: 4 – 1 {Ezzes, Wong, Gordon, Deverin} in favor of denial  
{Harris} opposed to denial**

**The variance request for signage was withdrawn by the applicant**

2. **12 Sterling Drive:** ZBA Appl. #7268 by Richard Benson, RB Properties LLC for property owned by Richard Benson, RB Properties LLC for a variance for coverage and for height for the number of stories for a new single family dwelling in a Res AA zone, PID #D04079000.

**Motion to approve in part/deny in part by Sheri Gordon and seconded by Bill Harris**

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

**The variance request for height was denied**

3. **28 Harbor Road:** ZBA Appl. #7269 by Peter Romano/LandTech for property owned by Stephen Nelson and Mary Anne Mayo for a variance for building and total coverage, for

height in feet and for grading within five (5) feet of the property line for a new single family dwelling in a Res A zone, PID #B03021000.

**Motion to approve by Jim Ezzes and seconded by Liz Wong**

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

4. **103-107 Main Street:** ZBA Appl. #7266 by Phillips Partnership for property owned by Empire State Realty Trust for a variance for setbacks and coverage and front landscape area for a new façade, front and back of building for property over coverage and in setbacks in a BCD zone, PID #C10077000.

**Motion to approve by Jim Ezzes and seconded by Sheri Gordon**

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

5. **374 Post Road East:** ZBA Appl. #7267 by Lawrence Weisman for property owned by Compo Acres LLC for a variance for total coverage in a Res A zone and building coverage in a GBD zone, setbacks, front landscape area, landscape screening and buffer areas to locate a portion of the building in the front landscape area, for permitted uses to allow non-residential parking and dumpsters in the residential zone, and for variances to vary prohibition on granting variances for commercial uses in a residential zone to allow for a commercial use (parking) in the residential A zone for improvements to parking, dumpster location and for façade renovations in a GBD/A zone, PID #D09122000.

**Motion to approve by Bill Harris and seconded by Bernard Deverin**

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

**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) **27 Spriteview Avenue, ZBA #6868, request for modification – modification granted**