



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 – May 27, 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. **11 Caccamo Trail:** *(The following application was opened and continued, testimony was taken. This will be further continued to 6/10/13. No testimony will be taken at this hearing)* ZBA Appl. #7259 by Eric D. Bernheim for property owned by Salvatore and Melissa F. Augeri for a variance for lot frontage and multiple lots (minimum right of way width) to divide parcel into two lots for property located in a Res A zone, PID #C11130000.

Action: Hearing continued to 6/10/14. No testimony was taken at this hearing

2. **16 Surf Road:** ZBA Appl. #7274 by Barr Associates, LLC for property owned by Ariane Stiegler and Timothy Raimer, Trustees total coverage for a pool and to legalize an existing generator in the setbacks, for property located in a Residence A zone, PID #B02009000.

Action: Hearing opened and continued to 6/10/14. Testimony was taken at this hearing

3. **32 Ferry Lane East:** ZBA Appl. #7275 by Jurgen and Barbara Link for property owned by Jurgen and Barbara Link for a variance for setbacks to legalize a generator in the setbacks, for property located in a Residence AA zone, PID #C05053000.

Motion to deny by Jim Ezzes and seconded by Sheri Gordon

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

4. **8 Bradley Street:** ZBA Appl. #7276 by Jeanine and Kevin O'Brien for property owned by Jeanine and Kevin O'Brien for a variance for setbacks, for building and total coverage for a new single family dwelling over coverage and in the setbacks, for property located in a Residence A zone, PID #D03069000.

Motion to approve in apart and deny in part by Bernard Deverin and seconded by Sheri Gordon

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

Coverage was granted – Setbacks on Bradley Street only was denied

5. **17 Burritts Landing South:** ZBA Appl. #7277 by LandTech/Tom Ryder for property owned by Nancy Vener for a variance for grading within five (5) feet of the property line, for property located in a Residence AA zone, PID #B05132000.

Motion to approve by Bernard Deverin and seconded by Jim Ezzes

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

6. **21 Norwalk Avenue:** ZBA Appl. #7279 by Morgan Fine for property owned by Morgan Fine for a variance for setbacks, for building and total coverage and for height in feet to lift an existing dwelling to conform to FEMA requirements, for property located in a Residence A zone, PID #D12034000.

Motion to approve by Jim Ezzes and seconded by Sheri Gordon

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) **8 Danbury Avenue, ZBA #7080 and #6698, request for modification – No decision was made. More information is needed**
 - b) **32 Edgewater Hillside, ZBA #4802, request for modification – modification granted**
 - c) **244 Hillspoint Road, ZBA #7126 and #7093, request for modification – modification granted**