



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 – July 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. **4 Reichert Circle:** ZBA Appl. #7293 by Bart and Anne Valiante for property owned by Bart and Anne Valiante for building and total coverage for legalization of shed over coverage in a Residence A zone, PID #D12157000.

Action: Hearing opened and continued to 9/9/14. Testimony was taken

2. **36 Bermuda Road:** ZBA Appl. #7295 by Glen Gate Company, Inc., Joshua Wooldridge, for property owned by Gerard Laurens Michiel Van es for a variance for building and total coverage for and addition and for legalization of driveway over total coverage for property located in a Residence A zone, PID #B02016000.

Motion to deny by Jim Ezzes and seconded by Sheri Gordon

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

3. **2 Hidden Hill:** ZBA Appl. #7296 by Peter Gaboriault for property owned by 2 Hidden Hill Road, LLC for a variance for setbacks for a patio, a trellis, mechanicals, fireplace, grill and outdoor kitchen in the wall, for property located in a Residence AA zone, PID #D04047000.

Motion to deny by Sheri Gordon and seconded by Liz Wong

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

4. **37 Franklin Street:** ZBA Appl. #7297 by Philip Cerrone Architect for property owned by Din Mar Realty, LLC for a variance for setbacks, coverage, floor area, building area, FAR, and for one parking space for additions for property located in a RORD 2 zone, PID #B06093000.

Motion to approve by Jim Ezzes and seconded by Bill Harris

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

5. **715 Post Road East:** ZBA Appl. #7283 by Laurel Fedor for property owned by William W. Taylor for a variance for front landscape area, for buffer strip, for fill within five (5) feet of property line, for FAR exceeding 25%, for loading space, for dumpster within front landscape, for no back up area, for two (2) free standing signs and for sign within 15 foot setback for a new two story building for office and medical use in a GBD zone, PID #E09186000.

Action: Hearing opened and continued to 9/23/14. Testimony was taken

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 Bradley St, ZBA #7276**, request for modification – **modification granted**
 - b) **54 Harbor Rd, ZBA #7192**, request for modification – **modification denied**
 - c) **10 Norwalk Ave, ZBA #7144**, request for modification – **modification granted**
 - d) **42 Maple Ln, ZBA #3270**, request for modification – **modification granted**
 - e) **68 Harbor Rd, ZBA #7287**, request for modification – **modification granted**