



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 – December 16, 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 Bill Harris for 24 Ludlow Rd

Winston Allen sat for Liz Wong for 12 Stony Point Rd

Staff: Larry Bradley, Director of Planning and Zoning

I PUBLIC HEARING

1. **24 Ludlow Road:** ZBA Appl. #7311 by Kate Comstock Davis, Michael Davis, Louis Mall, Joan Mall and Diane Connolly c/o Nevas Law Group LLC, for an appeal of Planning and Zoning Resolution #09-046 and the issuance of zoning permit #39956 for property at 24 Ludlow Road, Residence AA zone, PID #C09060000.

Motion to deny appeal of zoning permit by Jim Ezzes and seconded by Liz Wong

Motion to deny appeal of Planning and Zoning Resolution by Jim Ezzes and seconded by Liz Wong

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

2. **12 Stony Point Road:** ZBA Appl. #7337 by Barr Associates, LLC for property owned by Richard and Francoise Jaffe for a variance for height for number of stories to lift existing house for property located in a Residence AA zone, PID # B05112000.

Motion to approve by Jim Ezzes and seconded by Sheri Gordon

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

3. **11 Fairfield Avenue:** ZBA Appl. #7331 by Peter Wormser for property owned by David Gerst and Jordan Blank for a variance for setbacks, coverage and height for feet to raise existing house and for an addition in setbacks and over allowable coverage and height, for property located in a Residence A zone, PID #D03099000.

Motion to approve by Jim Ezzes and seconded by Bill Harris

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

4. **3 Rockland Place:** ZBA Appl. #7338 by Marisa Zer for property owned by Marisa and Ofer Zer for a variance for setbacks, coverage and parking, for an addition over coverage and in the setbacks, for patio in setbacks and legalization of A/C units and parking areas, for property located in a Residence AA zone, PID #C05109000.

Motion to approve by Bernard Deverin and seconded by Bill Harris

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

5. **1135 Post Road East:** ZBA Appl. #7340 by Ray Mazzeo for property owned by 1135 Post Rd E. LLC for a variance for grading within five (5) feet of the property line, for fill height in excess of a ratio of 0.20 relative to the distance from the property line and for loading radius less than 45 feet required for construction of a mixed residential/commercial development, for property located in a BPD/Res A/IHZ zone, PID #G09027000.

Motion to approve by Jim Ezzes and seconded by Liz Wong

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

6. **1026 Post Road East:** ZBA Appl. #7341 by Frederick Hoag, Architect for property owned by DeMattio Associates, LLC for a variance for signage in a HSD, (Highway Service District), for more than three (3) signs, for signs above the lowest point of roof, for a blade sign not under roof, for a free standing sign more than 32 square feet and in the setback for wall, blade and free standing signs for property located in a HSD zone, PID #F09055000.

Motion to deny by Jim Ezzes and seconded by Sheri Gordon

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

7. **374 Post Road East:** ZBA Appl. #7344 by Barr Associates LLC for property owned by Compo Acres, LLC, Equity One Realty for a variance for Excavation and Fill for grading within five (5) feet of property line and for Landscape Buffer Strip for modifications to site grading and landscape plans for property located in a GBD/Residence A zone, PID #D09122000.

Action: Hearing was opened and continued to 1/13/15. Testimony was taken at this hearing

WORK SESSION: *(Note: the public may observe the work session but may not participate)*

- **Old Business**
- **Other ZBA business**