



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 14, 2015

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

II PUBLIC HEARING

1. **23 Sterling Drive:** *(The following application is continued from 6/9/15 and further continued to 7/28/15. No testimony will be taken at this hearing. Testimony was taken at a previous hearing)* ZBA Appl. #7389 by Victor Chaves for property owned by Emily Chen and Victor Chaves for a variance for setbacks and coverage for additions in the setbacks and over coverage and for legalization of play set in setbacks for property located in a Residence AA zone, PID #E04038000.

Action: Hearing continued to 7/28/15. No testimony was taken at this hearing

2. **79 Newtown Turnpike:** *(The following application will be opened and continued to 7/28/15. No testimony will be taken)* Appl. #7376 by Mel Barr, Barr Associates, LLC for property owned by Chabad Lubavitch of Westport for a variance for coverage, front landscape setback area, setbacks from wetlands, grading within five (5) feet of the property line and a variance of Driveway Ordinance Standards for an expansion of existing place of worship and classroom and for site work, for property located in a Residence AA zone, PID #A14006000.

Action: Hearing opened and continued to 7/28/15. No testimony was taken

3. **20 Saugatuck Avenue:** *(The following application is continued from 6/23/15. Testimony was taken at a previous hearing)* ZBA Appl. #7380 by Frederick W. Hoag Architect for property owned by HP Saugatuck LLC for a variance for non residential parking in a residential zone, legalization of total coverage, construction in front setbacks, non conforming building coverage in an RORD 2 zone, for building in front landscape area, for dumpster in buffer strip, for landscaping legalization, to eliminate loading zone, to allow commercial use parking in residential zone and for reconfiguration

of parking in residential zone for building renovation, façade construction and site work, for property located in a RORD 2/Residence A zone, PID #B06077000.

Motion to approve with conditions by Jim Ezzes and seconded by Sheri Gordon

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

4. **5 Rockland Place:** ZBA Appl. #7393 by Hong McConnell for property owned by Hong McConnell for a variance for setbacks to install a soaking tub on existing deck in the setbacks, for property located in a Residence AA zone, PID #C05110000.

Motion to approve by Liz Wong and seconded by Sheri Gordon

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

5. **180 Saugatuck Avenue:** ZBA Appl. #7396 by James Regnier for property owned by James Regnier for a variance for setbacks to install a generator in the setbacks, for property located in a GBD zone, PID #B05088000.

Motion to approve by Bill Harris and seconded by Sheri Gordon

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

6. **8–10 Wright Street:** ZBA Appl. #7397 by Barr Associates, LLC for property owned by MCP II Wright Street, LLC for a variance for setbacks, for coverage, for FAR for new entry canopies in the setbacks and over coverage and for signage in the setbacks, for number of free standing signs, for free standing sign over 32 square feet and in the setbacks, for non conforming monument sign and for signs in a GBD, for property located in a GBD/Residence A zone, PID #C09038000.

Motion to approve by Jim Ezzes and seconded by Bill Harris

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

7. **34 Morningside Drive North:** ZBA Appl. #7401 by Daryl Styner Presley for property owned by Daryl Styner Presley and Douglas Presley for a variance for setbacks for a portico in the front setback for property located in a Residence AA zone, PID #G10002000.

Motion to approve by Jim Ezzes and seconded by Liz Wong

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

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

- **Old Business**
- **Other ZBA business**
- a) **19 Surf Road, ZBA #7261, request for modification – request granted**