



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 – June 9, 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. **32 Bermuda Road:** ZBA Appl. #7384 by Peter Romano/LANDTECH for property owned by Michael and Ellen Fifer for a variance for legalization of regrading more than 25 feet from the house for property located in a Residence A zone, PID #B02018000.

Action: Application was withdrawn by applicant

2. **223 & 227 Bayberry Lane:** ZBA Appl. #7386 by Amy S. Zabetakis, Esq., Rucci Law Group, LLC for property owned by Alex and Jill Dimitrief for a variance setbacks after two non conforming lots are merged to create one conforming lot for property located in a Residence AAA zone, PID #F16006000 and F16007000.

Motion to approve by Bill Harris and seconded by Liz Wong

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

3. **919 Post Road East: (aka 903 905 Post Road East)** Appl. #7387 by Paul Holub for property owned by SNC Property LLC for a variance for setbacks, for building coverage and for signage above the lowest point of the roof for a façade renovation and location of sign, for property located in a GBD zone, PID #F09073000.

Motion to approve in part and deny in part by Jim Ezzes and seconded by Sheri Gordon

Granted in part/denied in part: 5 – 0 {Ezzes, Wong, Gordon, Harris, Deverin}

(Setbacks and coverage was granted) (Signage above lowest point of the roof was denied)

4. **119 Riverside Avenue:** ZBA Appl. #7388 by Maria Matluck for property owned by Ronald and Chiara Rudzin for a variance for setbacks and non conforming coverage for an addition onto existing covered porch, for property located in a Residence A zone, PID

#C08042000.

Motion to approve by Liz Wong and seconded by Jim Ezzes

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

5. **23 Sterling Drive:** 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 7/14/15. Testimony was taken)

6. **70-88 North Avenue:** ZBA Appl. #7391 by Richard W. Redniss – Redniss & Mead, Inc. for property owned by the Town of Westport for a variance for height of accessory structure, for coverage, for animated signs, for signs containing advertisements, and for the number of free standing signs and for size of sign to replace existing scoreboard at the football field with new updated technology in same location for property located in a Residence AAA zone, PID #F12077000.

Motion to approve by Jim Ezzes and seconded by Sheri Gordon

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

7. **374 Post Road East:** ZBA Appl. #7385 by Mel Barr, Barr Associates, LLC for property owned by Compo Acres LLC, Equity One Realty for a variance for excavation and fill within five (5) feet of the property line, over five (5) to one (1) vertical slopes, landscape buffer requirements and modification of variance #1046 for tree belt, for new retaining wall and landscaping in a GBD/Res A zone, PID #D09122000.

Action: Hearing was opened and continued to 6/23/15. No testimony was taken

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

- **Old Business**
- **Other ZBA business**
- a) **84 Roseville Road, ZBA #7372, request for modification – modification granted**
- b) **10 Bradley Street, ZBA #7284, request for modification – modification granted**