



**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 – February 10, 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

#### **7:30 – Room 203**

*Executive Session with Town Attorney Ira Bloom to discuss 11 Caccamo Trail, ZBA #7259 - Discussed*

### **I PUBLIC HEARING**

- 1. 374 Post Road East:** *(The following application was opened and continued. Testimony was taken) This application will be further continued to 2/24/15. No testimony will be taken at this hearing)* 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 continued to 2/24/15. No testimony was taken at this hearing**
- 2. 25 Cockenoe Drive:** ZBA Appl. #7347 by Howard and Sharon Lipper for property owned by Howard and Sharon Lipper for a variance for total coverage to increase size of driveway already over allowable coverage for property located in a Residence A zone, PID #B01077000.  
**Action: Hearing was opened and continued to 2/24/15. No testimony was taken at this hearing**
- 3. 17 Danbury Avenue:** ZBA Appl. #7348 by Thomas Kelly for property owned by Mal Kelly for a variance for setbacks, for height for feet and for the number of stories for an addition in setbacks and over allowable height and coverage for property located in a Residence A zone, PID #D03125000.

**Motion to approve by Jim Ezzes and seconded by Liz Wong**

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

4. **315 Post Road West:** ZBA Appl. #7350 by Eric D. Bernheim, Esq., Halloran & Sage, LLP for a variance to allow eight (8) tenants in the Corporate Park District, only three (3) tenants are allowed, for property located in a CPD zone, PID #B08094000.

**Motion to deny by Jim Ezzes and seconded by Sheri Gordon**

**Denied: 4 – 1 {Ezzes, Wong, Gordon, Deverin} in favor of denial  
{Harris} opposed to denial**

5. **23 Oak Ridge Park:** ZBA Appl. #7352 by Tom and Kirsty McCarthy for property owned by Sarah Kennedy for a variance setbacks and for building coverage for an addition over allowable coverage and in the setbacks and for legalization of A/C unit in the setbacks, for property located in a Residence A zone, PID #C07032000.

**Motion to approve with condition by Liz Wong and seconded by Sheri Gordon**

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

6. **60 Woodside Avenue:** ZBA Appl. #7353 by William Shaffer for property owned by Peter Cook for a variance for setbacks for an addition in the setbacks and for legalization of two (2) sheds, A/C unit and two (2) patios in the setbacks for property located in a Residence AA zone, PID #B10097000.

**Motion to approve by Bill Harris 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**