



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 – March 10, 2015

7:30 p.m. – Room 201

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. **35 Burnham Hill:** ZBA Appl. #7360 by Maria Tziolis for property owned by Maria Tziolis for a modification to previously approved variances #1487 to modify condition #2 as it applies to the sight line area of the common driveway and to eliminate #7215 decision that no plantings may be installed in the road right of way for property located in a Residence AA zone, PID #D05027000.

Action: Hearing opened and continued to 4/7/15. Testimony was taken

2. **30 Cross Highway:** ZBA Appl. #7359 by Barr Associates, LLC for property owned by Jay Kirkorsky and Leslie Eisen for a variance for height for feet and for number of stories and for setbacks, for construction of dormers on accessory structure in setbacks and over allowable height, for property located in a Residence A zone, PID #D12160000.

Motion to approve by Liz Wong and seconded by Sheri Gordon

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

3. **115 Harbor Road:** ZBA Appl. #7362 by Peter Wormser for property owned by L. Adele Weitzman for a variance for height for feet and for building and total coverage for a new single family dwelling over allowable height and over allowable building and total coverage, for property located in a Residence A zone, PID #B02143000.

Motion to approve with condition by Bill Harris and seconded by Bernard Deverin

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

4. **38 Woodside Avenue:** ZBA Appl. #7357 by Eric Bernheim for property owned by Alex Hyman for height for feet and for the number of stories and for setbacks for legalization of front porch in setbacks and garage in setbacks and over the allowable height and number of stories, for property located in a Residence AA zone, PID #B09097000.

Motion to approve by Jim Ezzes and seconded by Bill Harris

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

5. **1300 Post Road East:** ZBA Appl. #7374 by William Achilles – Achilles Architects for property owned by 1300 Post Road East, LLC for a variance for building spacing to allow less than required space between two proposed buildings and concealed parking requirements to allow less than 20% of the required parking to be concealed, for construction of two new commercial buildings for property located in a GBD zone, PID #G09129000.

Motion to approve by Liz Wong and seconded by Sheri Gordon

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

6. **1 Bluff Point:** ZBA Appl. #7365 by Peter Romano/LANDTECH for property owned by Cedar Point Yacht Club for a variance for total coverage for construction of a pavilion and deck over allowable total coverage for property located in a Residence A zone, PID #C02008000.

Motion to approve with condition by Jim Ezzes and seconded by Bernard Deverin

Granted with condition: 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) **32 Bermuda Rd #7167 - Request for modification. Request to modify denied**