



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 – January 26, 2016

7:30 p.m. – Auditorium

Members present:

Jim Ezzes - Chairman

Elizabeth Wong – Vice Chairman

Bill Harris

Bernard Deverin

Winston Allen – Alternate

Staff: Larry Bradley, Director of Planning and Zoning

7:00 Room 203

Executive Session for Interviews for new member

I PUBLIC HEARING

Vote for new member

Adrian Little was appointed as the Democratic Alternate

Rob Simmelkjaer was appointed as the Democratic Member

1. **1000 Post Road East:** ZBA Appl. #7458 by Attorneys Linda Pesce Laske and Joel Z. Green on behalf of Westport Ventures, G&M Llorens for an appeal of the issuance of zoning permit #40826 for property at 1000 Post Road East located in the HSD zone, PID # 09057000.

Action: Hearing opened and continued to 2/23/16. No testimony taken

2. **1000 Post Road East,** ZBA Appl. #7451 by Daniel Brennan for property owned by Compass Rose Property Co.,Inc. for variances to restrictions against signs above the lowest point of the main roof line and 20' above grade, directional signs greater than 2 square feet, more than three (3) wall signs, more than one free standing sign, and free standing sign greater than 32 square feet in order to construct a new free standing sign menu board, new pre-menu board, new directional signs and new wall signs for a drive through coffee shop (restaurant) for property located in the HSD zone, PID # F09057000.

Action: Application withdrawn by applicant

3. **4 Norwalk Avenue:** ZBA Appl. #7444 by William Kleinmann for property owned by Beth Stein for a variance to front and side setbacks, to height, to coverage to construct

additions to an existing three-story residence and to legalize the expansion of the driveway for property located in a Residence A zone, PID #D03140000

Motion to approve in part/deny in part by Jim Ezzes and seconded by Bill Harris

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

4. **8 Norwalk Avenue:** ZBA Appl. #7447 by Cindy Doonan & Mark La Clair for property they own for a variance to coverage and for new construction of a FEMA compliant house for property located in a Residence A zone, PID #D03138000.

Motion to approve by Bernard Deverin and seconded by Winston Allen

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

5. **37 Spriteview Avenue:** ZBA Appl. #7449 by William Achilles for property owned by Thomas M. Risch for a variance to front setback, total and building coverages on a non-conforming lot to construct a new house and garage for property located in a Residence A zone, PID # B01052000.

Motion to approve by Jim Ezzes and seconded by Bill Harris

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

6. **6 Plover Lane,** ZBA Appl. #7450 by Dennis Puebla for property owned by him for variances to side and front setbacks, building and total coverage, and height regulations in order to raise the house to meet FEMA regulations, to construct a new second floor and new 1/2 story addition, and to legalize modifications to driveway, front and rear decks for property located in a Residence A zone, PID # B02127000.

Action: Hearing continued to 2/9/16. Testimony was taken

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

- **Old Business**
- **Other ZBA business**
 - a) **26 Marine Avenue, ZBA #7442, request for modification - Denied**
 - b) **12 Cunningham Place, ZBA #7238, request for modification – Denied**
 - c) **45 Owenoque Park, ZBA #7281, request for modification - Denied**