

ACTION MINUTES

ZONING BOARD OF APPEALS

Tuesday – November 24, 2015

7:30 p.m. – Auditorium

Members present:

Jim Ezzes - Chairman
Elizabeth Wong – Vice Chairman
Jackie Masumian
Bill Harris
Bernard Deverin

Winston Allen sat for Jackie Masumian for 26 Marine Avenue

Staff: Larry Bradley, Director of Planning and Zoning

I PUBLIC HEARING

Election of officers and appointment of alternates

Jackie Masumian – Democratic alternate Vote 4 – 0 Approved

1. **26 Marine Avenue:** ZBA Appl. #7442 by George Masumian for property owned by Alfred Sofer for a variance for building coverage and setbacks, (**was granted**) height for the number of stories and for definition of unfinished living space to raise existing dwelling (**was denied**) for property located in a Residence A zone, PID #B01069000.

Motion to grant in part/deny in part by Bill Harris and seconded by Winston Allen Granted in part/Denied in part: 5 - 0

2. **1 Harbor Hill:** ZBA Appl. #7421 by Barr Associates, LLC for property owned by Kenneth and Lorraine Palumbo for a variance for grading and setbacks, for grading within five (5) feet of property line and slopes greater than five (5) to one (1) ratio and for legalization of entry landing/stairs in setbacks for property located in a Residence AA zone, PID #D04050000.

Motion to deny by Liz Wong and seconded by Jim Ezzes

Denied: 5 - 0

3. **24 Fairfield Avenue:** ZBA Appl. #7431 by Mel Barr, Barr Associates, LLC for property owned by Westport Realty & Development LLC for a variance for setbacks and coverage and for fill height greater than 5 to 1 ratio, for a new single family dwelling in setbacks

and over building and total coverage for property located in a Residence A zone, PID #D03084000.

Motion to deny by Jim Ezzes and seconded by Bernard Deverin Denied: 5 - 0

4. **1 Teragram Place:** ZBA Appl. #7434 by Mel Barr, Barr Associates, LLC for property owned by Redcoat Development for a variance for setbacks for entry in setback and legalization of patio in setback and for building coverage for one car garage addition, for property located in a Residence A zone, PID #D10034000.

Motion to approve by Bill Harris and seconded by Liz Wong Granted: 5 - 0

5. **319 Post Road East:** ZBA Appl. #7436 by Peter Cadoux for property owned by David Santisi JL 319, LLC (Managing Member) for a variance for free standing sign off premise, more than one free standing sign on property, property with less than 100 feet of frontage, sign without street address, sign area greater than permitted, (more than 32 square feet), sign within 50 feet of residential zone and sign within 15 feet of property line, for a consolidated sign for Westport Country Playhouse and restaurant for property located in a BPD zone, PID #D09143000.

Motion to approve by Jim Ezzes and seconded by Bill Harris Granted: 5 - 0

6. **472 Riverside Avenue:** ZBA Appl. #7438 by Virgil Williams for property owned by Martin Greenberg for a variance for setbacks and for definitions, awnings (less than seven (7) feet, six (6) inches, for installation of two (2) awnings in setbacks, for property located in a RORD2, PID #B06049000.

Applicant did not appear. The application was opened and continued to 12/8/15.

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

- Old Business
- Other ZBA business
- a) 33 Spriteview Avenue, ZBA #5163, request for modification modification granted
- b) 51 Ludlow Road, ZBA #7286, request for modification modification granted