



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 – September 29, 2015

7:30 p.m. – Auditorium

Members present:

Jim Ezzes - Chairman

Elizabeth Wong – Vice Chairman

Sheri Gordon

Winston Allen sitting for Bill Harris

Bernard Deverin

Staff: Larry Bradley, Director of Planning and Zoning

II PUBLIC HEARING

1. **0 Hillspoint/223 Hillspoint Road:** *(The following application will be opened and continued to 10/13/15. No testimony will be taken at this hearing)* ZBA Appl. #7417 by James Millward/Michael Greenberg and Associates, c/o John F. Fallon, Esq. for property owned by Hillspoint Cove, LLC for a variance for building coverage for a new single family dwelling over allowable building coverage for properties to be merged, located in a Residence B zone, PID #E04104000 and #E04103000.

Action: Hearing opened and continued to 10/13/15. No testimony was taken

2. **79 Newtown Turnpike:** *(The following application was withdrawn and resubmitted with a new legal notice to be published for 10/13/15)* Appl. #7376 by Mel Barr, Barr Associates, LLC for property owned by Chabad Lubavitch of Westport for a variance for coverage, front landscape setback area, setbacks from wetlands, grading within five (5) feet of the property line and a variance of Driveway Ordinance Standards for an expansion of existing place of worship and classroom and for site work, for property located in a Residence AA zone, PID #A14006000.

Action: Application was withdrawn by applicant and resubmitted

3. **4 Twin Oaks Road:** ZBA Appl. #7413 by Lovin Thomas for property owned by Anisha Thomas for a variance for setbacks for a second floor addition over existing first floor in setbacks for property located in a Residence AAA zone, PID #A13009000.

Motion to approve by Jim Ezzes and seconded by Winston Allen

Granted: 5 - 0 {Ezzes, Wong, Gordon, Allen, Deverin}

4. **42 Whitney Street:** ZBA Appl. #7414 by Stephanie Nickse and Adam Swanson for property owned by Stephanie Nickse and Adam Swanson for a variance for coverage for an addition over building and total coverage for property located in a Residence A zone, PID #E10120000.

Motion to approve by Sheri Gordon and seconded by Winston Allen

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

5. **157 Sturges Highway:** ZBA Appl. #7415 by Michele A Holmes for property owned by Alan Offenbergh for a variance for setbacks to replace existing attached garage with new two story addition in setbacks for property located in a Residence AAA zone, PID #G15020000.

Motion to approve by Liz Wong and seconded by Winston Allen

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

6. **14 Grist Mill Lane:** ZBA Appl. #7418 by Luis Garcia for property owned by Sridhar Subramanian for a variance for total coverage for a second floor addition over coverage for property located in a Residence AA zone, PID #I10040000.

Motion to approve by Jim Ezzes and seconded by Sheri Gordon

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

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

- **Old Business**
- **Other ZBA business**
 - a) **50 Harbor Road, ZBA #7325, request for modification – Modification granted**
 - b) **90 Post Road East, ZBA #7318, request for modification – Modification granted**