



**Town of Westport**  
**Zoning Board of Appeals**

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## **ACTION MINUTES**

*The following meeting of the Zoning Board of Appeals was held remotely using Zoom Technology*

**ZONING BOARD OF APPEALS:** Tuesday, October 29, 2024

**Public Meeting Started:** 6:00 P.M. **Ended:** 7:45 P.M.

**Members Present:**

James Ezzes – Chairman

Elizabeth Wong – Vice Chair

Joseph Scordato - Secretary

Jacqueline Masumian sat for Josh Newman

R.B. Benson sat for Michelle Hopson

**Staff:** Amanda Trianovich, CZEO, Deputy Planning and Zoning Director

Michelle Perillie, AICP CFM, Planning and Zoning Director

### **I. Public Hearing**

- 1. APPEAL DENIED (Upheld Action of ZEO): 4 Compo Pkwy:** #ZBA-24-00509 submitted by Russo & Rizio, LLC, on behalf of owner Andrew Jones, appealing the decision of the ZEO to deny authorization of a Putting Green in the Setback, located upon the subject property, located in Residence AA district, PID# D05144000.

**Action:** Opened without testimony. Hearing closed. Ezzes made a motion to uphold the decision of the Zoning Enforcement Officer. Scordato seconded the motion.

**Vote:** AYES: Unanimous 5/0/0 Ezzes; Wong; Scordato; Masumian; Benson

- 2. GRANTED: 245 Post Rd W:** #ZBA-24-00589 submitted by William Achilles, Achilles Architects, on behalf of owner Donato and Maria Sforza, to permit modification of previously approved Variance Appl. #ZBA-20-00380 for an increase in Building Coverage over maximum in Residence A/BPD District located in Residence A/BPD district, PID #B08090000.

**Action:** Opened with testimony. Hearing closed. Ezzes made a motion to grant the application as submitted. Wong seconded the motion.

**Vote:** AYES: Unanimous 5/0/0 Ezzes; Wong; Scordato; Masumian; Benson

**Hardships:**

**Easement:** There is a 4,179 SF Right of Way Easement on the lot which reduces the net lot area.

**Small Non-conforming Lot:** The lot is in a split zone Business Preservation District/Residence A district that has a ½ acre, or 21,780 SF, minimum lot area requirement, and the property is approximately 96% of the minimum lot size at 0.48 acres, or 20,908.8 SF.

**Irregular Shape Lot:** The lot is a rear flag lot, non-complaint to the required 100'x150' shape.

**Reduction in non-conformities:** The Building Lot Coverage is being reduced by 269 SF becoming in better conformance to the allowed 15%.

3. **GRANTED IN PART/DENIED IN PART: 104 Beachside Ave:** #ZBA-24-00518 submitted by Russo & Rizio, LLC, on behalf of owner Marc and Cathy Lasry, to permit construction a 390sf one-story addition to the existing one-story dwelling in the northeast corner of the lot encroaching into the front and side setbacks (**GRANTED**) and authorize two sheds existing in the setback (**DENIED**), located in Residence AAA district, PID #I05001000.

**Action:** Opened with testimony. Hearing closed. Ezzes made a motion to grant the 390 SF one-story addition and to deny the legalization of the two sheds. Wong seconded the motion.

**Vote:** AYES: Unanimous 5/0/0 Ezzes; Wong; Scordato; Masumian; Benson

**Hardship:**

**Reduction in non-conformities:** The Total Lot Coverage is being reduced by 92 SF becoming in better conformance to the allowed 25%.

4. **GRANTED: 1A Plunket Pl:** #ZBA-24-00532 submitted by James Fraser on behalf of owner ELR Morgan, LLC, to legalize an existing porch in the setbacks, located in Residence AA district, PID #G11004000A

**Action:** Opened with testimony. Hearing closed. Scordato made a motion to grant the application as submitted. Wong seconded the motion.

**Vote:** AYES: Unanimous 5/0/0 Ezzes; Wong; Scordato; Masumian; Benson

**Hardships:**

**Irregular Shaped Lot with Two Fronts:** The lot is triangular shaped only having three sides with two 30' front setbacks.

**Wetlands & Steep Slopes:** The lot contains 14,743 SF of wetlands and 1,011 SF of steep slopes which diminish the buildable area.

**Safety:** Due to the wetlands and steep slopes the area to be used for egress and ingress is diminished.

5. **GRANTED: 70 North Ave: #ZBA-24-00531** submitted by Peter Romano, LANDTECH, on behalf of owner, Town of Westport, to permit the renovation and expansion of the existing barn, located in Residence AAA district, PID #F12077000.

**Action:** Opened with testimony. Hearing closed. Scordato made a motion to grant the Variance as submitted. Wong seconded the motion.

**Vote:** AYES: Unanimous 5/0/0, Ezzes; Wong; Scordato; Masumian; Benson

**Hardships:**

**Pre-existing Location of a Structure that pre-dates the Zoning Regulations:** The renovation will be completed on the existing foundation with only a de minimis increase in coverage.

**II. Work Session**

- **New Business**
- **Old Business**
- **Other ZBA Business**