



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 - August 9, 2011

7:30 p.m. – Auditorium

Members present:

Jim Ezzes - Chairman

Elizabeth Wong – Vice Chairman

Jacqueline Masumian

Doug Bowen

Sheri Rabiner-Gordon sat for Bill Harris

Staff: Larry Bradley, Director of Planning and Zoning

I. Public Hearing on the following cases:

1. **19 Sterling Drive:** *(The following application was opened and continued to 9/13/11, No testimony was taken at this hearing)* ZBA Appl #6984 by Barr Associates, LLC for property owned by FYC LLC for variance to Sec 6-2.1 (expansion, extension or alteration), Sec 6-2.2 & Sec 12-6 (coverage), Sec 6-3.1 & Sec 12-4 (setback), Sec 13-11 & Sec 34-6.1 (parking not on site) and Sec 34-5 (parking for single family), for new house and driveway modification, in a Res AA zone, PID # E04036000.
2. **41 Sherwood Drive:** ZBA Appl #6987 by Frank and Mary Bergonzi for property owned by Frank and Mary Bergonzi for variance to Sec 6-2.1.3 (non-conforming building coverage), Sec 6-2.1.7 (non-conforming setbacks), Sec 14-4 (setbacks) and Sec 14-6 (coverage,) to enclose existing porch, add second floor above porch, reconstruct a portion of roof and construct roof deck, in a Res B zone, PID # E04032000.

Motion to approve by Jim Ezzes and seconded by Sheri Rabiner-Gordon

Granted: 5 – 0 (Ezzes, Wong, Masumian, Bowen, Rabiner-Gordon)

3. **125 Main Street:** ZBA Appl #6986 by Frederick William Hoag Architect for property owned by 125 Main Street Association LLC, for variance to Sec 29-8 (floor area), to modify previously approved variance to revise reserve floor area of upper floors, in a BCD zone, PID # C10079000.

Motion to approve by Doug Bowen and seconded by Liz Wong

Granted: 5 – 0 (Ezzes, Wong, Masumian, Bowen, Rabiner-Gordon)

4. **1221 Post Road East:** ZBA Appl #6988 by David Lerner Associates, for property owned by 1221 Post Road East Partners LP, for variance to Sec 24-10 (sign in GBD) and Sec 33-7.2.2 (sign above lower sill of second floor window and over 20' to top of sign), for new sign in a GBD zone, PID # G09030000.

Action: This application was withdrawn by the applicant

5. **38 Bauer Place Ext.:** ZBA Appl #6989 by Carolina Mata-Tovar for property owned by Carolina Mata-Tavar for variance to Sec 6-2 (non-conforming building), Sec 6-3 (non-conforming lot), Sec 13-4 (setbacks) and Sec 13-6 (coverage), for additions in Res A zone, PID # G09099000.

Motion to approve by Doug Bowen and seconded by Liz Wong

Granted: 5 – 0 (Ezzes, Wong, Masumian, Bowen, Rabiner-Gordon)

6. **69 Clinton Ave:** ZBA Appl #6990 by Peter T. Coffin, AIA, for property owned by Kerry Reilly and Elizabeth Rivage Seul for variance to Sec 6-2.1.7 (expansion of a non-conforming structure) and Sec 11-4 (setbacks) to add a one story addition, in AAA zone, PID # C14038000.

Motion to approve by Doug Bowen and seconded by Liz Wong

Granted: 5 – 0 (Ezzes, Wong, Masumian, Bowen, Rabiner-Gordon)

II. Work Session: (Note: the public may observe the work session but may not participate)

- **Review and action on the cases heard above**
- **Other ZBA business**

- a) **70 North Avenue, ZBA #6960, request for modification**

Modification approved for electricity and locking ladder for play by play and score board

- b) **37 Burnham Hill, ZBA #6946, request for modification**

The Board concluded that two maps were erroneously signed and then included in the final typed resolution. The Board restated that their original variance resolution for application #6946 did not specify any particular location for the driveway and no maps should have been referenced in the typed resolution.