



## Town of Westport

### Zoning Board of Appeals

Town Hall, 110 Myrtle Avenue

Westport, CT 06880

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www.westportct.gov

# ACTION MINUTES

**ZONING BOARD OF APPEALS:** Tuesday, February 25, 2020

**Public Meeting Started:** 7:06 P.M. **Ended:** 8:18 P.M.

**Members to be Present:**

James Ezzes – Chairman

Elizabeth Wong – Vice Chair

Thomas Hood

Josh Newman

Amy Wistreich (*Sat for Deverin*)

**Staff:** Cindy Tyminski, AICP, Deputy Director Planning and Zoning

## I. PUBLIC HEARING

## AUDITORIUM

1. **13 Covelee Drive:** ZBA Appl. #7772 by Rob Pryor, P.E. LandTech for property owned by Yoram & Jane Leshem for variance of the Zoning Regulations: §6-2.1.6 (New Construction) and §13-6 (Coverage) to construct a new single family residence with pool, driveway, patio, and to find consistency with the Coastal Area Management (CAM) Act, located in Residence A zone, PID#A02035000.

**Motion to grant in part/deny in part by Josh Newman and seconded by Elizabeth Wong.**

**Granted: {House, Patio, and Driveway}, Denied: {Pool}; 5-0. {Ezzes, Wong, Wistreich (*for Deverin*), Hood, Newman}**

**Application was found to be consistent with Coastal Area Management (CAM) Act.**

2. **20 Imperial Avenue:** ZBA Appl. #7780 by William Achilles Jr., AIA-Achilles Architects for property owned by Imperial Westport LLC for variance of the Zoning Regulations: §21.11 (Parking and Loading) and §34.3 (Parking Requirements of Developed Sites) and relief of ZBA condition #4098 to convert second floor storage to medical use, with a two parking space deficit and to re-stripe parking lot, located in the Restricted Professional Office District, PID#D09011000.

**Motion to grant in part/deny in part by James Ezzes and seconded by Elizabeth Wong.**

**Granted: {Removal of ZBA condition from Case #4098}, Denied: {Relief from providing two parking spaces for additional floor area}; 5-0. {Ezzes, Wong, Wistreich (*for Deverin*), Hood, Newman}**

3. **61 Kings Highway South:** ZBA Appl. #7775 by Megan Robertson for property owned by George Vindiola for variance of the Zoning Regulations: §13-6 (Coverage) to install a deck and retain existing driveway, located in Residence A zone, PID#B07046000.

**Action: Application has been withdrawn.**

**4. 7 Country Road:** ZBA Appl. #ZBA-20-00110 by Christopher J. Austin for property owned by Christopher J. Austin for variance of the Zoning Regulations: §32-8.3.2 (For grading within 5 feet of property line) and §32-8.2.3 (For fill exceeding ratio of 0.2 relative to property line) for site grading to make level with adjoining property, located in Residence A zone, PID#D12174000.

**Motion to approve by James Ezzes and seconded by Josh Newman.**

**Granted: 5-0. {Ezzes, Wong, Wistreich (for Deverin), Hood, Newman}**

**5. 157 Imperial Avenue:** ZBA Appl. #ZBA-20-00137 by David Lowenadler for property owned by 81 Daybreak, LLC for variance of the Zoning Regulation: §13-6 (Coverage) to approve building coverage over that approved by ZBA Case #7707 and to construct an addition permitted by zoning permit #42393, located in Residence A zone, PID#C07168000.

**Action: Application was opened with testimony and continued to 03/10/2020 hearing.**

## **II. WORK SESSION**

- **Old Business**
  - No Old Business
- **Other ZBA Business**
  - No Other ZBA Business

**Public Meeting Ended: 8:18 P.M.**

**Respectively submitted by James Ezzes, Chariman**