



Town of Westport
Zoning Board of Appeals
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
Tel: 203-341-1030 Fax: 203-454-6145
www.westportct.gov

July 10, 2020

SPECIAL NOTICE ABOUT PROCEDURES FOR THIS ELECTRONIC MEETING:

Pursuant to the Governor's Executive Order No. 7B, there will be no physical location for this meeting. This meeting will be held electronically and live streamed on www.westportct.gov and shown on Optimum Government Access Channel 79 and Frontier Channel 6020. Public comments may be received PRIOR to the Public Hearing and should be sent to ZBA@westportct.gov by 12:00pm the day of the hearing. Public comments may be also be received DURING the meeting if they: (i) are sent to ZBAcomments@westportct.gov, (ii) state your full name and address, (iii) identify the Public Hearing agenda item to which your comment relates, and (iv) are received before the public comment session on that agenda item ends. Comments on Public Hearing items that do not meet these requirements will be placed in the public file but will not be read aloud during the meeting. Comments not pertaining to Public Hearing items will not be read aloud during the meeting. If you would like to give your Public Hearing comments by participating in real time in the meeting, please send an email by noon on July 21, 2020, to ZBA@westportct.gov stating your name and address and the Public Hearing agenda item to which your comments will relate, and meeting participation details will be emailed to you to enable you to participate in real time in the Public Hearing. Meeting materials are available at www.westportct.gov, on the Planning and Zoning Department web page under "ZBA Pending Applications & Recent Approvals".

Zoning Board of Appeals Special Meeting **Notice / Agenda**

**Prior to Noon on July 21, 2020, please send any comments
Regarding applications listed below to ZBA@westportct.gov**

Zoning Board of Appeals: Tuesday, July 21, 2020

Zoom 4:00 P.M.

Members to be Present:

James Ezzes – Chairman

Elizabeth Wong – Vice Chairman

Amy Wistreich

Thomas Hood

Josh Newman

Staff: Michelle Perillie, AICP & CFM, Planner

I. Public Hearing

1. 222 Wilton Road: ZBA Application #ZBA-20-00243 by Andy Soumelidis, LANDTECH, for property owned by FBCH CT HOLDINGS LLC for variance of the Zoning Regulations: §32-8.2.3 (Maximum Fill Exceeded with fill height exceeding a ratio of 0.20 relative to the distance from the property line), §32-8.3.2 (Standard for fill with grading within 5' of the property line and with man-made slope exceeding a 20% grade), and §12-4 (Setbacks for porch within setback), to retain the existing fill along the property line, located in Residence AA zone, PID# C12012002.

2. **37 Spicer Road:** ZBA Application #ZBA-20-00381 by William Achilles, Achilles Architects, for property owned by SPICER37WESTPORT LLC for variance of the Zoning Regulation: §13-4 (Setbacks), to construct a second floor addition over the existing residence and to install an air conditioning unit, located in Residence A zone, PID#E09029000.

3. **10 Marion Road:** ZBA Application #ZBA-20-00329 by Megan Robertson for property owned by VITELLI MICHAEL A & JODY M for variance of the Zoning Regulations: §12-4 (Setbacks) and §6-3.1 (Setback for a non-conforming lot), to construct a garage addition and to retain the existing patio, located in Residence AA zone, PID#B08036000.

4. **42 Washington Avenue:** ZBA Application #ZBA-20-00288 by Howard S. Raabe, Jr for property owned by LUSTIG LORI B & MATTHEW W for variance of the Zoning Regulation: §13-6 (Building and Total Coverage), to construct a two story addition and driveway expansion, located in Residence A zone, PID#D10036000.

4. **20 Owenoke Park:** ZBA Application #ZBA-20-00146 by William Achilles, Achilles Architects, for property owned by 1720 OWENOKE LLC C/O PETER ARMSTRONG for variance of the Zoning Regulations: §32-8.3.2 (Grading within 5' of Property Line) and §32-8.2.3 (Fill height exceeds 0.20 Ratio), to construct a driveway, stairs, and parking area, a new residential nursery, removal and replacement of an existing wall, and to find consistency with the Coastal Area Management (CAM) Act, located in Residence A zone, PID# C03027000.

III. Work Session

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

A copy of the Legal Notice/ Agenda for the Zoning Board of Appeals Special Meeting on July 21, 2020 is available on-line at www.westportct.gov, on the Planning and Zoning Department web page under "Planning & Zoning Department". Due to the closing of Town Hall to the public during the COVID-19 emergency, and pursuant to the Governor's Executive Order #71, the Legal Notice/ Agenda for the Zoning Board of Appeals Special Meeting on July 21, 2020 cannot be viewed at the Westport Town Clerk's Office or the Westport Planning and Zoning Office at this time.

It is the policy of the Town of Westport that all Town-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in a meeting or event due to a disability as defined under the Americans with Disabilities Act, please contact Westport's ADA Coordinator at 203-341-1043 or eplug@westportct.gov at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

Dated at Westport, Connecticut on this 10th day of July 2020, James Ezzes, Chairman, Zoning Board of Appeals.