



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

September 25, 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 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 October 6, 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 Public Hearing **Notice & Agenda**

Prior to Noon on October 6, 2020, please send any comments regarding applications listed below to ZBA@westportct.gov

Zoning Board of Appeals: Tuesday, October 6, 2020

Zoom 5:00 P.M.

Members to be Present:

James Ezzes – Chairman

Elizabeth Wong – Vice Chairman

Amy Wistreich - Secretary

Thomas Hood

Josh Newman

Jacqueline Masumian (33 Hickory Drive & 4 Danbury Avenue)

Staff: Michelle Perillie, AICP & CFM, Planner

I. Public Hearing

1. 33 Hickory Drive: *(This application was opened on 9/15/20 with testimony, continued to 10/6/20, and will be further continued to the 10/20/20 hearing)* ZBA Application #ZBA-20-00369 by Danielle Costa for property owned by Bridgewell Capital LLC for variance of the Zoning Regulations: §13-6 (Non-conforming building and total coverage in Residential A zone), §6-1.2 (Expansion of existing non-conforming building), §6-2.1.2 (Non-conforming building coverage relocation), §6-2.1.3 (Enclosing non-conforming building coverage), and §6-2.1.6 (New non-conforming coverage) for additions and renovations to existing single family dwelling to extend the footprint and add a second floor with an increase in the existing non-conforming building coverage and to create non-conforming total coverage, located in the Residence A district, PID#F09147000.

2. 4 Danbury Avenue: *(This application was opened on 9/15/20 with testimony and continued to the 10/6/20 hearing)* Application #ZBA-20-00426 by Barr Associates LLC for property owned by David Frear for variance of the Zoning Regulations: §13-4 (Setbacks), §13-6 (Coverage), §6-2.1.3 (Converting deck to interior space), §6-2.1.7 (Expanding building in setbacks), and §6-3.1 (Non-conforming lot setbacks) to lift existing house for FEMA compliance, add new roof, new entryways and two second floor additions in setbacks plus additional driveway, over coverage located in Residence A district, PID# D03118000.

3. 61 Kings Highway South: *(This application was opened on 7/28/2020 with testimony, continued to the 9/15/2020 hearing, and further continued to the 10/06/2020 hearing)* ZBA Application #ZBA-20-00364 by Barr Associates, LLC for property owned by GEORGE A & SHANNON S VINDIOLA for variance of the Zoning Regulation: §13-6 (Coverage) to retain existing pool and driveway and to construct deck additions, located in Residence A district, PID#B07046000.

4. 10 Bradley Street: ZBA Application #ZBA-20-00405 by Barr Associates LLC for property owned by Thomas A. Dippel and Ann Nolte for variance of the Zoning Regulations: §32-8.3.2 (Slopes shall not exceed five (5) horizontal to one (1) vertical (20%)) and §32-8.2.3 (No portion of any lot shall be filled or excavated to a height or depth greater than ten (10) feet above or below the existing natural grade) to retain existing grading and retaining walls within 5' of the property line and exceeding a ratio of 0.2 relative to the distance from the property line, located in Residence A district, PID#D03060000.

II. Work Session

- **233 Hillpoint Road:** ZBA Application #ZBA-20-00305 by 233 LLC c/o Philip C. Pires for property owned by 233 LLC c/o Gilbert Cohen for variance of the Zoning Regulations: §6-2.1.6 (Non-conforming structure expansion, extension, or alteration), §6-3.1 (Setback for a non-conforming lot), §14-4 (Setback in Residence B zone), and §14-6 (Coverage in Residence B zone) and to modify the existing variance approval, ZBA #7629, to construct a single family residence, and to find consistency with the Coastal Area Management (CAM) Act, located in Residence B zone, PID#E04107000. *(Must Decide By 11/05/20 plus 90 days if needed per EO #7I)*
- **Other ZBA Business**
 - No Other ZBA Business

A copy of the Agenda for the Zoning Board of Appeals Public Hearing on October 6, 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 #7I, the Agenda for the Zoning Board of Appeals Public Hearing on October 6, 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 eflug@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 25th day of September 2020, James Ezzes, Chairman, Zoning Board of Appeals.