



**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](http://www.westportct.gov)

October 9, 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](http://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](mailto: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](mailto: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 20, 2020, to [ZBA@westportct.gov](mailto: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](http://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 20, 2020, please send any comments regarding applications listed below to [ZBA@westportct.gov](mailto:ZBA@westportct.gov)**

**Zoning Board of Appeals: Tuesday, October 20, 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)

**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, continued to 10/20/20, and will be further continued to 11/10/20 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. **124 Riverside Avenue:** Application #ZBA-20-00348 by CMOA/ Erika Wright for property owned by 124 Riverside Ave Condos for variance of the Zoning Regulations: §13-4 (Setbacks) and §13-6 (Coverage) to modify condition #2 in variance case #3068, requiring driveway to be gravel and to permit asphalt and for driveway expansion over total coverage permitted in case #3068 (34%), and to retain existing shed in setbacks and over building and total coverage maximums, located in Residence A district, PID#C08035000.
3. **7 Bradley Street:** Application #ZBA-20-00438 by Don W. Fairbanks for property owned by Jeffrey Graybill & Laura Hull for variance of the Zoning Regulations: §13-6 (Coverage), §6-2.1.2 (Non-conforming building coverage), and §6-2.1.6 (Non-conforming new construction) to construct a pool and raise the house to be FEMA compliant with additions over building and total coverage, located in Residence A district, PID#D03110000.
4. **8 Harbor Road:** Application #ZBA-20-00477 by Janet Bianchini for property owned by Janet Bianchini for variance of the Zoning Regulations: §13-6 (Coverage) and §6-2.1.6 (Non-conforming new construction) to construct a pool and patio, located in Residence A district, PID#A02023000.
5. **3 Snowflake Lane:** Application #ZBA-20-00644 by Paul and Kristen Ledenko for property owned by Paul and Kristen Ledenko for variance of the Zoning Regulation: §11-4 (Setbacks) to construct a pool, located in Residence AAA district, PID#D17037000.
6. **9 Surf Road:** Application #ZBA-20-00689 by Patricia M. Miller, Residential Design, LLC for property owned by Christopher & Nicola Thom for variance of the Zoning Regulation: §13-5 (Height), §13-6 (Coverage), §6-2.1.3 (Enclosing non-conforming building coverage), §6-2.1.6 (New non-conforming coverage), and §6-3.3 (Non-conforming height) to convert lower level to storage and bring into FEMA compliance; to construct a new second floor, new front entry, addition over covered porch, pergola, bbq and expand pool over building and total coverage and over allowable building height, and to find consistency with the Coastal Area Management (CAM) Act, located in Residence A district, PID#B01016000.

## II. Work Session

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

A copy of the Agenda for the Zoning Board of Appeals Public Hearing on October 20, 2020 is available on-line at [www.westportct.gov](http://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 Agenda for the Zoning Board of Appeals Public Hearing on October 20, 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](mailto: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 9<sup>th</sup> day of October 2020, James Ezzes, Chairman, Zoning Board of Appeals.