



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

October 30, 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 November 10, 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 November 10, 2020, please send any comments regarding applications listed below to ZBA@westportct.gov

Zoning Board of Appeals: Tuesday, November 10, 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

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 was 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. **6 Manitou Court:** Application #ZBA-20-00521 by Mel Barr, Barr Associates LLC for property owned by 6 Manitou Ct. LLC for variance of the Zoning Regulations: §11-4(Setbacks), §6-3.1(Setbacks for Non-Conforming Lot), §6-2.1.4 (Expansion of non-conforming structure), §6-2.1.6 (Expansion for non-conforming new construction), §6-2.1.7 (Non-conforming expansion in setbacks), §31-11.3.5a (New construction in flood zone VE), and §31-7 (Setbacks from waterbody) for additions and renovations, constituting new construction, to bring house into FEMA compliance, located in Residence AAA district, PID#C05039000.
3. **30 Island Way:** Application #ZBA-20-00666 by Gail M. Coykendall for property owned by John & Gail Coykendall for variance of the Zoning Regulations: §13-4 (Setbacks in Residential A district), and §6-3.1 (Non-conforming Lot Setbacks) to retain pool cover and coping, pool mechanicals and equipment, and utility deck in setbacks, located in Residence A district, PID# B01057000.
4. **7 Drumlin Road:** Application #ZBA-20-00683 by Adam Klyver for property owned by John & Jennifer Meehan for variance of the Zoning Regulations: §12-6 (Total Coverage) to construct a 2nd story addition and expansion of the driveway with new retaining wall and steps, located in Residence AA district, PID#D06045000.
5. **355 Riverside Avenue:** Application #ZBA-20-00611 by Eric D. Bernheim for property owned by 285 & 355 Riverside LLC for variance of the Zoning Regulations: §24-10 (GBD Signage), §33-8.2.4 (Each unit occupancy above the first floor may display a sign on the inside of one (1) window serving said unit of occupancy), §33-8.4.1 (Only one (1) free-standing sign shall be permitted on a lot), §33-8.4.5 (All free-standing signs shall not exceed a total surface area of thirty-two (32) square feet), and §33-8.4.6 (No sign shall be located within fifty (50) feet of the boundary of a Residence District) to install one 40 sq. ft. free standing sign at the entrance of the property and a 7.7 sq. ft. free standing sign directing traffic to the lower parking lot and two window/door signs for the tenant on the second floor totaling 2.8 sq. ft, located in General Business District/ Residence A district, PID#C07006000.
6. **23 Drumlin Road:** Application #ZBA-20-00765 by Scott Maronna for property owned Scott Maronna for variance of the Zoning Regulations: §12-4 (Setbacks) to install 10' x 26' inground pool in the rear setback, located in the Residence AA district, PID#H09157000.

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 November 10, 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 November 10, 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 30th day of October 2020, James Ezzes, Chairman, Zoning Board of Appeals.