



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

December 2, 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 December 8, 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 Agenda Revision #1

Prior to Noon on December 8, 2020, please send any comments regarding applications listed below to ZBA@westportct.gov

Zoning Board of Appeals: Tuesday, December 8, 2020

Zoom 5:00 P.M.

Members to be Present:

James Ezzes – Chairman

Elizabeth Wong – Vice Chairman

Amy Wistreich - Secretary

Thomas Hood

Josh Newman

Staff: Michelle Perillie, AICP & CFM, Planner

I. Public Hearing

1. **9 Turkey Hill Rd N:** (This application will be opened and continued to 1/12/21 hearing with no testimony received) Application # ZBA-20-00289 by Michael LaBella & Jenna Kurek for property owned by Michael D. LaBella & Jenna M. Kurek for variance of the Zoning Regulations: §13-6 (Building and Total Coverage), §13-4 (Setbacks for Legalization for Shed & Deck), §6-3.1 (Non-conforming setbacks for shed and deck), for a two-story addition and driveway expansion over building and total coverage, located in the Residence A district, PID# G09033000.

2. **21 Duck Pond Road** (*This application was opened on 11/24/20 with testimony, and continued to 12/8/20 hearing*) Application #ZBA-20-00822 by Jennifer Strom Simonte for property owned by Jennifer Strom for variance of the Zoning Regulations: § 6-2.1.6 (New non-conforming coverage), §12-6 (Total coverage in Residence AA District), to install a 14ft. x 28ft. inground swimming pool with associated mechanicals, pool fence, and drainage, located in Residence AA district, PID# A03025000.
3. **34 Otter Trail:** Application #ZBA-20-0000719 by Robert Baskin for property owned by Robert & Christine Baskin for variances of the Zoning Regulations: §6-3.1 and §13-4, (Setbacks for Non-Conforming Lot), for a new generator, and §13-4 (Total Coverage), for excess gravel driveway and for existing shed, located in Residence A district, PID #C07069000.
4. **16 Weston Road:** Application #ZBA- 20-00824 by Rob Pryor of LANDTECH for property owned by 16 Weston Road LLC for variance of the Zoning Regulations: §32-8.3.2 (Regrading within 5 feet of the property line), and §32-8.2.3 (Fill height ratio of 0.2 relative to distance to property line for re-grading the area between this property and 18 Weston Road to fill in a low area, located in the Residence AA district, PID# D13081000.
5. **18 Weston Road:** Application #ZBA-20-00825 by Rob Pryor of LANDTECH for property owned by Jason Burkhardt and Alyssa Eno for variance of the Zoning Regulations: §32-8.3.2 (Regrading within 5 feet of the property line), and §32-8.2.3 (Fill height ratio of 0.2 relative to distance to property line for Regrade the area between this property and 18 Weston Road to fill in a low area, located in the Residence AA district, PID# D13080000..
6. **8 Nappa Drive:** Application #ZBA-20-0000829 by Faith Sargent for property owned by Mark & Faith Sargent for variance of the Zoning Regulations: § 13-4 (Setbacks), to retain existing patio in the setbacks, located in Residence A district, PID# D07089000.

II. Work Session

- **Old Business**
 - No Old Business
- **Other ZBA Business**
 - Approval of the 2021 ZBA Public Meeting Calendar.

A copy of the Agenda for the Zoning Board of Appeals Public Hearing on December 8, 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 December 8, 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 2nd day of December, James Ezzes, Chairman, Zoning Board of Appeals.