



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

April 14, 2021

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. Meeting materials are available at www.westportct.gov, on the Planning and Zoning Department web page under "ZBA Pending Applications & Recent Approvals".

Instructions to Attend ZOOM Meeting

Phone: +1 646 876 9923 US (New York)

Meeting ID: 892 5112 1461

Passcode: 340780

ZOOM Link: <https://us02web.zoom.us/j/89251121461?pwd=cXRKdEFCa203djY1cXpEVXFGdjZWUT09>

Zoning Board of Appeals Public Hearing **Agenda Revision #2**

Zoning Board of Appeals: Tuesday, April 20, 2021

Zoom 6:00 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; Deputy Planning and Zoning Director

I. Public Hearing

- 1. 24 Harbor Road (This application was opened on 3/16/21 with testimony received and further continued to the 5/4/21 hearing):** Application #ZBA-21-00066 by Christopher Rosow, Threebeans Design for property owned by Belinda J. Shepard for variance of the Zoning Regulations: §6-2.1.6 (New extension of a non-conforming building), and §13-5 (Height in Residence A district) to construct a third-floor half story addition with a height of 33' to the midpoint of the roof, located in Residence A district, PID# B03023000.

2. **11 Dexter Road** (*This application was opened on 4/06/21 with testimony received and continued to the 4/20/21 hearing*): Application #ZBA-21-00071 by Isabelle Carpi for property owned by Valeria Capri and Maria Marques for variance of the Zoning Regulations: §13-6 (building and total coverage), §13-4 (setbacks for existing patio and chimney), and §6-3.1 (non-conforming lot setbacks) to construct a new in ground pool with interior spa, over total coverage, for authorization of existing patio in setbacks and for authorization of existing shed over building coverage., located in Residence A district, PID#I09034000.
3. **10 Scofield Place**: Application #ZBA-21-00097 by Robert Pryor, Landtech, for property owned by Jared and Danielle McGill for variance of the Zoning Regulations: §13-6 (coverage in Residence A district), §13-4 (setbacks for small corner of house), §6-3.1 (non-conforming lot setbacks), and §6-2.1.6 (new construction) to construct a proposed new floodplain compliant single-family residence and to determine consistency with the Coastal Area Management regulations located in Residence A district, PID#B02078000.
4. **18 Roosevelt Road**: Application #ZBA-21-00108 by Russell and Katharine Pfeffer for property owned by Russell and Katharine Pfeffer for variance of the Zoning Regulations: §6-2.2 (non-conforming Coverage), and §13-6 (coverage in Residence A district) to raise existing house to be floodplain compliant, construct additions and renovation with a new driveway, walkway, patio, and associated mechanicals located in Residence A district, PID#D03026000.
5. **6 Bradley St**: Application #ZBA-21-00165 by Andy Soumelidis, Landtech, for property owned by Goldan Home LLC for variance of the Zoning Regulations: §13-6 (coverage in Residence A district), §13-4 (setbacks for small corner of house), §6-1.2 (expansion non-conforming building), and §6-2.1.6 (new construction to a non-conforming building) to raise the existing house to comply with floodplain regulations and to construct additions considered New Construction per §5-2, located in Residence A district, PID#D03070000.
6. **234 Bayberry Lane**: Application #ZBA-21-00171 by William Achilles, Achilles Architects, for property owned by Sarah H. Sachs for variance of the Zoning Regulations: §6-2.1.6 (new construction to a non-conforming building), §6-2.1.7 (alteration of a non-conforming building), §6-3.1 (setbacks for a non-conforming lot), and §11-4 (Setbacks in Residence AAA district) To construct a 20' x 40' inground swimming pool with patio expansion; new landing with stairs, roof, and closet; relocation of generator; and to retain existing outdoor shower, located in Residence AAA district, PID#F16024000.

II. Work Session

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

A copy of the Agenda for the Zoning Board of Appeals Public Hearing on April 06, 2021 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 Agenda for the Zoning Board of Appeals Public Hearing on April 20, 2021 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 14th day of April 2021, James Ezzes, Chairman, Zoning Board of Appeals.