



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

April 23, 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**

Zoning Board of Appeals: Tuesday, May 04, 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- 1. 24 Harbor Road (This application was withdrawn):** Application #ZBA-21-00066 by Christopher Rosow, Threebeans Design for property owned by Belinda J. Shepard for variance of the Zoning Regulations: §6-2.1.6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. 7 Bradley Street:** Application #ZBA-21-00152 by Don W. Fairbanks, for property owned by Jeffrey Graybill and Laura Hull for variance of the Zoning Regulations: §13-6 (coverage in Residence A district), §6-1.2 (expansion non-conforming building), and §6-

- 3.1 (setbacks for a non-conforming lot) for Modifications to granted ZBA application # ZBA-20-00438 to enclose the lower level open storage and second floor balcony as well as exterior modifications, located in a Residence A district, PID #D03110000.
3. **38 Washington Avenue:** Application #ZBA-21-00180 by Tanner White Architects, for property owned by Susan Leone 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 §6-3.1 (setbacks for a non-conforming lot) to construct a two story addition, and remove existing two car garage, building attached 1 story garage, rear covered porch and pool, located in Residence A district, PID# D10038000.
 4. **3 Turkey Hill Lane:** Application #ZBA-21-00215 by Peter Cartinelli Roland, for property owned by Peter Cartinelli & Elisabeth Roland for variance of the Zoning Regulation: §12-4 (setbacks in Residence AA district) to retain existing 183.5 sq.ft. shed within the setbacks, located in Residence AA district, PID# G10080000.
 5. **125 Post Road West:** Application #ZBA-21-00217 by Michael Cusato for property owned by the Town of Westport for variance of the Zoning Regulation: §13-6 (building and total coverage) to construct an awning over a below grade stairwell on the front elevation of Kings Highway Elementary school to help with water infiltration and ice problem, located in Residence A district, PID#C08032000.
 6. **71 Hillandale Road:** Application #ZBA-21-00252 by Rick Benson for property owned by the Congregational Church of Greens Farms for variance of the Zoning Regulation: §6-1-2 (extension, expansion or relocation of non-conforming building) §6-2.1 (expansion, extension or alteration of non-conforming building) and §13-6 (coverage in the Residence A district) to construct an addition for new classrooms and cupola which will result in a modification of prior variance approval #7764, located in Residence A district, PID#F08105000.

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.