



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

May 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](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 be 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. 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".*

**Instructions to Attend ZOOM Meeting**

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

Meeting ID: 836 1030 4335

Passcode: 087139

ZOOM Link: <https://us02web.zoom.us/j/83610304335?pwd=NUFVMU9nM0grSUxGeUFoL0NNVGhzQT09>

**Zoning Board of Appeals Public Hearing**  
**Agenda**

**Zoning Board of Appeals: Tuesday, May 25, 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. **19 Soundview Drive:** Application #ZBA-21-00078 by Andy Soumelidis, Landtech, for property owned by Westport CMS 1 LLC for variance of the Zoning Regulations: §6-2.1.6 (new construction), §6-3.1 (setbacks for a non-conforming lot), §13-4 (setbacks for residence A district) and §13-6 (coverage in Residence A district), and to construct a new floodplain compliant single-family residence and pool and to find consistency with Coastal Area Management regulations, located in a Residence A district, PID #D03141000.
2. **1 Charcoal Hill Road:** Application #ZBA-21-00098 by Hernan Benitez, for property owned by Benitez and Galloway Real Estate for variance of the Zoning Regulations: §6-1.2 (non-conforming building in setbacks), §6-2.1.6 (new construction), §6-2.1.7 (expansion non-conforming building in setbacks), §6-3.1 (setbacks for a non-conforming

lot), §11-4 (setbacks) and to construct a new single-family residence and deck in setbacks, located in Residence AAA district, PID# E12025000.

3. **20 Mills Street:** Application #ZBA-21-00212 by Angela M. Gontijo, for property owned by Angela M. Gontijo for variance of the Zoning Regulation: §6-2.1.6 (new construction), §6-2.1.7 (expansion non-conforming building in setbacks), §13-4 (setbacks for residence A district), and §13-6 (building and total coverage) to construct a one and a half story addition above the existing first floor, construct an attached garage, and to expand the existing covered porch, and rear footprint, located in Residence A district, PID# G09108000.
4. **20 Island Way:** Application #ZBA-21-00236 by Tanner White for property owned by Kevin Jain & Shikha Goyal for variance of the Zoning Regulation: §6-2.1.6 (new construction) and §13-6 (building and total coverage) to construct a new 2 story floodplain compliant single-family residence and inground swimming pool, located in Residence A district, PID#B02166000.
5. **82 Clinton Avenue:** Application #ZBA-21-00317 by Steven Keedle for property owned by Adam & Christine Shaw for variance of the Zoning Regulation: §6-2.1.7 (expansion non-conforming building in setbacks), §6-3.1 (setbacks for a non-conforming lot) and §11-4 (setbacks for Res. AAA zoning district) to construct a new two-story addition within the front setbacks, located in Residence AAA district, PID#C14028000.

## 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 May 25, 2021 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 May 25, 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](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 14<sup>th</sup> day of May 2021, James Ezzes, Chairman, Zoning Board of Appeals.