



Town of Westport
Zoning Board of Appeals
Town Hall, 110 Myrtle Avenue
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ACTION MINUTES

The following meeting of the Zoning Board of Appeals was held remotely using Zoom Technology

ZONING BOARD OF APPEALS: Tuesday, May 25, 2021
Public Meeting Started: 6:00 P.M. **Ended:** 8:30 P.M.

Members to be Present:

James Ezzes – Chairman
Elizabeth Wong – Vice Chair
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.

Action: Jim Ezzes made motion to grant in part/deny in part with conditions. Thomas Hood seconded the motion (5-0). Hardships stated were a reduction in non-conformity, non-conforming lot, and FEMA floodplain compliance.

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.

Action: Opened with testimony and continued to 06/08/21 meeting.

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.

Action: Amy Wistreich made motion to grant. Elizabeth Wong seconded the motion (5-0). Hardship stated was non-conforming lot.

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.

Action: Josh Newman made motion to grant in part/deny in part with conditions. Elizabeth Wong seconded the motion (5-0). Hardships stated were corner lot, non-conforming lot, and FEMA floodplain compliance.

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.

Action: Action: James Ezzes made motion to grant. Amy Wistreich seconded the motion (5-0). Hardships stated were house predates zoning, non-conforming lot, steep-sloped, and wetlands.

II. Work Session

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

Respectively submitted by James Ezzes, Chairman, May 26, 2021