



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

July 6, 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. 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: 869 6653 6621

Passcode: 585093

ZOOM Link: <https://us02web.zoom.us/j/86966536621?pwd=ajYxK0hwMVdvc2N0bytRbEFYUTh0QT09>

Zoning Board of Appeals Public Hearing
Agenda Revision #1

Zoning Board of Appeals: Tuesday, July 13, 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. 45 Compo Road South (Opened with testimony on 6/08/21, and continued to 7/13/21 without testimony, it was then further continued to 7/27/21):** Application #ZBA-21-00216 by Cheryl Manley for property owned by Carol Manley for variance of the Zoning Regulations: §13-4 (setbacks for residence A district), §13-6 (coverage in Residence A district) and §32-8.3.2 (regrading within 5' of property line) for a renovation of a cellar into an accessory apartment, creation of a new sunken patio to provide emergency egress and replacement of existing steps from the first floor to provide a 3' deep top landing as required by the building code, located in Residence A district, PID #D09050000.

2. **2 Northside Lane** Application #ZBA-21-00300 by Harrison Gill for property owned by Geoffrey & Eileen K. Baldwin for variance of the Zoning Regulations: §6-2.1.7 (alteration of a non-conforming building), and §11-4 (setbacks for residence AAA district) to construct a second-floor addition over the existing footprint located in Residence AAA district, PID# E14015000.
3. **296 Greens Farms Road:** Application #ZBA-21-00329 by Jeffrey Ulness & Barbara Bove for property owned by Jeffrey Ulness & Barbara Bove for variance of the Zoning Regulations: §5-2 (regularity factor definition), and §11-3 (residence AAA lot area & shape) to combine three existing, contiguous parcels into a single lot of 0.454 acres. The three parcels are: A-1, 296 Greens Farms Road, PID#H06016000; A-2, a 1,479 SF portion of former Polly Morehouse Lane; and A-3, a 7,156 SF triangular lot acquired from State of CT in 2018 shown on certain deed Vol 3896, Page 210, located in Residence AAA district.
4. **9 Sterling Drive:** Application #ZBA-21-00375 by William Achilles, Achilles Architects for property owned by Ilka Gregory for variance of the Zoning Regulation: §6-2.1.3 (expansion of non-conforming building coverage), §6-2.1.6 (non-conforming new construction), §6-2.1.7 (alteration of a non-conforming building), §12-4 (setbacks for residence AA district), and §12-6 (coverage for residence AA district) to construct a 1 story rear addition with a car port below and driveway modifications, 2nd floor addition with an attic above and deck and, located in Residence AA district, PID# E05009000.
5. **38 Fairfield Ave:** Application #ZBA-21-00398 by William Achilles, Achilles Architects for property owned by Lois K. Backon, Trust for variance of the Zoning Regulation: §6-2.1.6 (non-conforming new construction), §6-2.1.7 (alteration of a non-conforming building), §13-4 (setbacks for residence A Zone), and §13-6 (coverage for residence A Zone), to construct a 392sf. inground swimming pool with patio, deck, and stair modifications, located in Residence A district, PID# D04095000.
6. **10 Appletree Trail:** Application #ZBA-21-00407 by Nicholas Vitti, Esq, Murtha Cullina LLP for property owned by Judith Udell for variance of the Zoning Regulation: §6-3.1 (setback for non-conforming lots), and §13-4 (setbacks for residence A Zone) to install a generator on the north side of the property, located in Residence A district, PID# D03050000.

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 July 13, 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 July 13, 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 30th day of June 2021, James Ezzes, Chairman, Zoning Board of Appeals.