



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

July 16, 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: 854 2523 4494

Passcode: 501026

ZOOM Link: <https://us02web.zoom.us/j/85425234494?pwd=SDBzS3pKbTZqbVdlR3RhUjg0a2k4dz09>

Zoning Board of Appeals Public Hearing **Agenda**

Zoning Board of Appeals: Tuesday, July 27, 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. **800 Post Road East (Opened with testimony on 6/22/21, and continued to 7/27/21) :** Application #ZBA-21-00318 by Barr Associates, LLC for property owned by IL WESTPORT 4 LLC for variance of the Zoning Regulations: §5-2 (to allow a 2nd atrium to be excluded from floor area), §6-2.1 (expansion of a non-conforming building), §6-2.1.7 (alteration of a non-conforming building in setbacks), §24-4 (setbacks for the GBD zone), §34-11.1 (layout requirements for off-street parking), and §35-4 (landscaping of developed sites) for exterior and interior renovations to include a 2nd atrium, pergola, canopy, dormers, parking space modifications and to retain existing landscaping, located in General Business District (GBD), PID # F09069000.
3. **70 Compo Mill Cove:** Application #ZBA-21-00298 by Enrico Constantini, Esq. for property owned by Cove Dog, LLC for variance of the Zoning Regulations: §13-6 (coverage for residence A Zone), and §13-4 (setbacks for residence A Zone) to construct a new single-family residence and to find consistency with CAM regulations, located in Residence A district, PID# E04082000.
4. **9 Sherwood Farms Lane:** Application #ZBA-21-00368 by Francillia LeBlanc for property owned by Francillia LeBlanc for variance of the Zoning Regulation: §12-6 (coverage for residence AA district) to installation a 385 SF deck at the back of house with access to the back yard. After-the-fact legalization of driveway expansion of approximately 431 SF, located in Residence AA district, PID# F07022000.
5. **245 Post Road West:** Application #ZBA-21-00377 by William Achilles for property owned by Donato and Maria Sforza for variance of the Zoning Regulation: §13-6 (coverage for residence A district) to modify previously approved variance case #20-00380 to add front entry to 2 ½ story addition that was approved, resulting in an increase in building and total coverage of 50 sf., located in Residence A/BPD district, PID# B08090000.
6. **219 Compo Road South:** Application #ZBA-21-00386 by Chris Weyers for property owned by Chris Weyers for variance of the Zoning Regulation: §6-2.1.6 (Non-conforming new construction), §12-4 (Setbacks in Residence AA district) and §12-6 (Coverage in Residence AA district) to demolish existing 180 sf. garage and construct a new 352 sf. garage, height of 15 feet, with a 82 sf. driveway expansion and new walkway, located in Residence AA district, PID# B08090000.
7. **2 Surf Rd:** Application #ZBA-21-00412 by Andy Soumelidis, LandTech, for property owned by Matthew & Theanne Feldman for variance of the Zoning Regulations: §13-6 (coverage for residence A Zone), and §6-2.1.6 (non-conforming new construction) to construct a FEMA compliant single-family residence with a new driveway, patio, and pool, located in Residence A district, PID# C05108000.

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 27, 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 27, 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 16th day of July 2021, James Ezzes, Chairman, Zoning Board of Appeals.