



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

July 30, 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: 890 4244 6115

Passcode: 884630

ZOOM Link: <https://us02web.zoom.us/j/89042446115?pwd=ZGF4LzMwbEhhbXA1ZzBuS2x0SW5Nz09>

Zoning Board of Appeals Public Hearing **Agenda**

Zoning Board of Appeals: Tuesday, August 10, 2021

Zoom 5:45 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. Work Session at 5:45PM

- a. Discussion and potential vote on a Republican ZBA Alternate

II. Public Hearing at 6:00PM

1. **70 Compo Mill Cove (Opened with testimony on 7/27/21 and continued to 8/10/21):**
Application #ZBA-21-00298 by Enrico Constantini, Esq. for property owned by Cove Dog, LLC for variance of the Zoning Regulations: §6-2.1.6 (Non-conforming new construction), §13-4 (setbacks for Residence A Zone) and §13-6 (coverage for Residence A Zone) to construct a new single-family residence over building coverage and in rear setback, and to find consistency with Coastal Area Management regulations, located in Residence A district, PID# E04082000.

2. **11 Little Fox Lane:** Application #ZBA-21-00301 by Parker Hayden for property owned by Parker Hayden and Rabia Hayden for variance of the Zoning Regulations: §11-4 (for setbacks for tennis court and fence) to install a standard size concrete tennis court with decorative fencing within the front and side setback, located in Residence AAA district, PID# C15003000.
3. **12 Fairfield Avenue:** Application #ZBA-21-00409 by Seth & Yana Coren for property owned by Seth & Yana Coren for variance of the Zoning Regulation: §6-2.1.3 (expansion on non-conforming building coverage), and §13-6 (building and total coverage for residence A Zone) to construct a deck and to retain a portion of existing driveway over allowable building and total coverage, located in Residence A district, PID# B03090000.
4. **6 Bradley Street:** Application #ZBA-21-00411 by Andy Soumelidis, LANDTECH, for property owned by Goldan Homes, LLC, for variance of the Zoning Regulation: §6-2.1.6 (new construction), and §13-6 (building and total coverage for residence A Zone) to demolish existing residence and construct a new FEMA floodplain compliant single family residence, driveway, patio and walkway over allowable building and total coverage, located in Residence A district, PID# D03070000.
5. **1 Sleepy Hollow Road:** Application #ZBA-21-00438 by Amanda Fahimi for property owned by Amanda Fahimi for variance of the Zoning Regulation: §11-6 (total coverage for residence AAA Zone) to retain existing driveway which was proposed to be removed as condition of zoning permit and over allowable total coverage, located in Residence AAA district, PID# H07032000.
6. **556 Post Road East:** Application #ZBA-21-00479 by Pete Romano, LandTech, for property owned by 556 Post Rd E Associates for variance of the Zoning Regulation: §24-10 (general business district signs), §33-8.4.4 (free-standing sign height above main roof line in general business district), §33-8.4.5 (free-standing sign 32sf surface area maximum in general business district), §33-8.4.7 (free-standing sign with 15ft of property line in general business district), and §33-8.4.3 (free-standing sign support structure width in general business district) for proposed free-standing "VOLVO" sign on northern portion of property along Post Road East, located in Residence A and General Business district GBD district, PID# E09050000.
7. **203B Compo Road South:** Application #ZBA-21-00501 by Richard Solimine, Solimine Contracting, for property owned by NEWTOWN HOMES LLC for variance of the Zoning Regulations: §12-4 (setbacks for residence AA district), and §6-2.1.7 (alteration of non-conforming building in the setbacks) to construct a second-floor dormer within the front and side setbacks located in Residence AA district, PID# C05097000.

III. Work Session

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

A copy of the Agenda for the Zoning Board of Appeals Public Hearing on August 10, 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 #7I, the Agenda for the Zoning Board of Appeals Public Hearing on August 10, 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.