



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

October 15, 2021

SPECIAL NOTICE ABOUT PROCEDURES FOR THIS ELECTRONIC MEETING:

Pursuant to Sections 147-153 of the Governor's Public Act 21-2, 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) presented using the provided zoom link, (ii) state your full name and address, (iii) identify the Public Hearing agenda item to which your comment relates, and (iv) are received during the public comment session on that agenda item. 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: 815 0862 6010

Passcode: 244533

ZOOM Link: <https://us02web.zoom.us/j/81508626010?pwd=bHdhKzFFdGU2ZlRVekRDYXJQUHp6Zz09>

Zoning Board of Appeals Public Hearing **Agenda**

Zoning Board of Appeals: Tuesday, October 26, 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 at 6:00PM

- 1. 120 Harbor Road:** Application #ZBA-21-00670 by Ante Jelcic, for property owned by Ante Jelcic for variance of the Zoning Regulation: §13-6 (Total Coverage), to relocate the driveway from Marine Avenue to Harbor Road, located in Residence A district, PID# B02160000.
- 2. 37 Clapboard Hill Road:** Application #ZBA-21-00702 by Patricia Gill, Gill & Gill Architects, for property owned by Lee Hochbaum & Roxana Larin for variance of the Zoning Regulations: §6-2.1.6 (Non-conforming new construction), §6-3.1 (Setbacks for non-conforming lots), §11-4 (Setbacks), and §11-6 (Total Coverage) to construct a pergola over an existing gravel patio with a portion to be removed from the setback and to construct a second pergola over a new outdoor kitchen over allowable Total Coverage,

and to legalize the existing pool patio and playset within the setbacks, located in Residence AAA district, PID# G07029000.

3. **28 Oak Street:** Application #ZBA-21-00708 by Gulbuge & Josh Philip, for property owned by Gulbuge & Josh Philip for variance of the Zoning Regulations: §6-2.1.3 (Alteration of non-conforming Building Coverage), §6-3.1 (Setbacks for Non-Conforming Lots), §13-4 (Setbacks), and §13-6 (Building Coverage), to construct a 2 story addition over Building Coverage and to authorize an existing hot tub, playset, and patio within the setbacks, located in Residence A district, PID# C12077000.
4. **6 Foxfire Lane:** Application #ZBA-21-00718 by John Rountree, for property owned by Marc and Sharon Rosen for variance of the Zoning Regulations: §13-6 (Building Coverage) to construct a new covered porch and steps over allowable Building Coverage, located in Residence A district, PID#D03103000.

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 October 26, 2021, is available on-line at www.westportct.gov on the Planning and Zoning Department web page under "Planning & Zoning Department".

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 15th day of October 2021, James Ezzes, Chairman, Zoning Board of Appeals.