



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

January 14, 2022

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: 885 2770 1394

Passcode: 277736

ZOOM Link: <https://us02web.zoom.us/j/88527701394?pwd=NFJRWVMzUVdBdTmlZZUFmZVpUejFRdz09>

Zoning Board of Appeals Public Hearing
Agenda

Zoning Board of Appeals: Tuesday, January 25, 2022

Zoom 6:00 P.M.

I. Work Session

A. Annual Meeting

Election of officers

1. Chair
2. Vice-Chair
3. Secretary

B. Appointment of alternates

II. Public Hearing

1. **120 Harbor Road (Continued from 11/9/21 and 12/14/21 with no testimony received and further continued from 1/11/22 with no testimony received):** 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 (*must close by 2/3/22 with 65 day extension*).
2. **4 Barbara Place (Continued from 1/11/22 with no testimony taken):** Application #ZBA-21-00735 by Diane Neff, Architect, for property owned by Haakon & Mariqueita Bruun for variance of the Zoning Regulation: §13-6 (Building and Total Coverage) to construct

a new single-family house over allowable Building and Total Coverage in Residential A zone, located in Residence A district, PID# G09076000 (*must close by 2/15/22*).

3. **27 Edgewater Hillside:** Application #ZBA-21-00889 by William Achilles, Achilles Architects, for property owned by Mark A. & Deborah C. Ritter for variance of the Zoning Regulation: §13-6 (Building and Total Coverage) to authorize unpermitted exterior deck over Building and Total Coverage, located in Residence A district, PID#E05083000 (*must close by 3/1/22*).

4. **20 Mills Street:** Application #ZBA-21-00912 by Angela M. Gontijo for property owned Angela M. Gontijo for variance of the Zoning Regulation: §6-2.1.6 (New Construction), §6-2.1.7 (Expansion of a Non-Conforming Building in Setbacks), §13-4 (Setbacks), §13-5 (Height) and §13-6 (Building and Total Coverage) to expand the front covered porch partially within the front setbacks; to construct an attached garage partially within the front setback and to expand the footprint in rear of the house, to construct a two story addition over the new first floor for a total of three stories, all over the allowable number of stories and over the allowable Building and Total Coverage, located in Residence A district, PID# G09108000 (*must close by 3/1/22*).

- **New Business**

- **Old Business**

- **Other ZBA Business**

A copy of the Agenda for the Zoning Board of Appeals Public Hearing on January 25, 2022, 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 14th day of January 2022, James Ezzes, Chairman, Zoning Board of Appeals.