



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

May 13, 2022

SPECIAL NOTICE ABOUT PROCEDURES FOR THIS ELECTRONIC MEETING:

Pursuant to "Public Act 22-3", 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 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 <https://www.westportct.gov/government/departments-a-z/planning-and-zoning-department/zba-pending-applications>.

Instructions to Attend ZOOM Meeting

Phone: + 1 646 876 9923 US (New York)

Meeting ID: 865 1903 7335

Passcode: 531368

ZOOM Link: <https://us02web.zoom.us/j/86519037335?pwd=UWPeupHL2gJ3DQhpNDPe1udggBnGEI.1>

Zoning Board of Appeals Public Hearing Agenda

Zoning Board of Appeals: Tuesday, May 24, 2022

Zoom 6:00 P.M.

I. Public Hearing

- 1. 233 Hillspoint Road (To be continued with no testimony taken and further continued to 6/14/22):** Application #ZBA-22-00226 by Eric Bernheim, Esq., FLB Law, for property owned by 233 LLC, for variance of the Zoning Regulation: §6-3.3 (Height for Non-Conforming Lot); §14-5 (Building Height) for elevator roof access above allowable building height, review of request for a reasonable accommodation pursuant to 42 U.S.C. §3604(f)(3)(A) to allow for roof access by handicapped person and modification of Res. #7629 regarding the condition requiring conformance with the approved plans dated May 8, 2018, located in Residence B district, PID# E04107000. (Must close by 6/21/22)
- 2. 11 Covlee Drive:** Application #ZBA-22-00168 by Lucien Vita, Vita Design Group, for property owned by Elisabeth and Paul Fraas, for variance of the Zoning Regulation: §6-2.1.6 (New Construction) and §13-6 (Building and Total Coverage), to construct a new single-family dwelling, pool and driveway configuration over allowable Building and Total Coverage and to find consistency with Coastal Area Management regulations, located in Residence A district, PID #A02034000.
- 3. 19 Church Street South:** Application #ZBA-22-00259 by Paul List, Coastal Link Properties, for property owned by Brian and Karol Brumit, for variance of the Zoning Regulation: §13-4 (Setbacks), for authorization for a generator and oil tank slab located partially within the setback, located in Residence A district, PID #F09041000.

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 May 24, 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 13th day of May 2022, James Ezzes, Chairman, Zoning Board of Appeals.