



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

August 1, 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: 814 8611 8308

Passcode: 813615

ZOOM Link: <https://us02web.zoom.us/j/81486118308?pwd=V2dDaGs0djZSV2prWkRjVktCNWlXZz09>

Zoning Board of Appeals Public Hearing
Agenda

Zoning Board of Appeals: Tuesday, August 9, 2022

Zoom 6:00 P.M.

I. Public Hearing

- 1. 8 Saint John's Place:** Application #ZBA-22-00339 by Sunny Mitchell, for property owned by Sunny Mitchell, for variance of the Zoning Regulation: §13-6 (For Building and Total Coverage), for one-story rear addition over Building and Total Coverage, located in Residence A district, PID #C10124000.
- 2. 36 Island Way:** Application #ZBA-22-00367 by Lucien Vita of Vita Design Group, for property owned by Bora and Cindy Sila, for variance of the Zoning Regulation: §6-2.1.6 (Non-conforming New Construction), §13-6 (Building Coverage), to construct a new single-family dwelling over allowable Building Coverage, located in Residence A district, PID #B01056000.
- 3. 17 Maplegrove Avenue:** Application #ZBA-22-00444 by David Giorlando, Force Engineering, for property owned by Scott and Anree Harrington, for variance of the Zoning Regulation: §6-2.1.6 (Non-Conforming New Construction), §13-6 (Building Coverage), to construct a new single-family dwelling over allowable Building Coverage, located in Residence A district, PID #C07095000.
- 4. 4 Charcoal Lane:** Application #ZBA-22-00463 by Robert and Carolyn Jumper, for property owned by Robert and Carolyn Jumper, for variance of the Zoning Regulation: §11-4 (Setbacks), to install a generator in the Setback, located in Residence AAA district, PID #E15037000.

5. **29 North Avenue:** Application #ZBA-22-00506 by Cindy Tyminski, for property owned by North Barn LLC, for variance of the Zoning Regulation: §6-2.1.6 (New Construction), §6-2.1.7 (Alteration of a Non-Conforming Building in Setbacks), §6-3.1 (Setbacks for a Non-Conforming Lot), §12-4 (Setbacks), §11-2.4.8A (Accessory Dwelling Unit), to permit reconstruction of a barn in the same footprint, conversion of barn to an Accessory Dwelling Unit with a new entry addition in the setback and two new patios and two new air conditioning units within the setback, located in the Residence AA district, PID #F11086000.
6. **9 Sterling Drive:** Application #ZBA-22-00515 by Cindy Tyminski, for property owned by Ilka Gregory, for variance of the Zoning Regulation: §6-2.1.3 (Expansion of Non-Conforming Building Coverage), §6-2.1.6 (New Construction), §6-2.1.9 (Expansion of Non-Conforming Building), §12-4 (Setbacks), to modify #ZBA-21-00375 to alter the front roofline, located in the Residence AA district, PID #E05009000.

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 August 9, 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 1st day of August 2022, James Ezzes, Chairman, Zoning Board of Appeals.