



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

September 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: 891 1557 1331

Passcode: 947368

ZOOM Link: <https://us02web.zoom.us/j/89115571331?pwd=Yzlpd0NDMmNSUmU5eVo2WjQ1Z0tnQT09>

Zoning Board of Appeals Public Hearing **Agenda**

Zoning Board of Appeals: Tuesday, September 20, 2022

Zoom 6:00 P.M.

1. Public Hearing

1. **22 Appletree Trail:** *(Opened with no testimony 9/6/22 and continued to 9/20/22)* Application #ZBA-22-00350 by Andy Soumelidis, for property owned by Goldan Home, LLC, for variance of the Zoning Regulation: §6-2.1.6 (Non-conforming New Construction), §6-3.1 (Setbacks for Non-Conforming Lot) §13-6 (Building and Total Coverage), §13-4 (Front Setbacks), to construct new single-family residence, driveway, pool, and patio over Building and Total Coverage, with steps in the front Setback, located in Residence A district, PID #D04102000.
2. **11 Webb Road:** *(Opened with testimony 9/6/22 and continued to 9/20/22)* Application #ZBA-22-00298 by Valmar Franca Jr., for property owned by Clayton Melo, for variance of the Zoning Regulation: §32-8.2.3 and §32-8.3.2 (Grading within 5' of the property line, manmade slopes in excess of 20%, and fill heights in excess of 0.2 relative to the distance from the property line), to authorize excavation and fill activities relating to construction of an addition, Accessory Dwelling Unit and drainage system that does not conform with the standards of §32-8, located in Residence A district, PID #E10099000.
3. **6 Plover Lane:** Application #ZBA-22-00475 by Tanner White for property owned by Andre and Eva Volbrect, for variance of the Zoning Regulation: §6-3.1 (Setbacks for non-conforming lot); §13-4 (Setbacks) and §13-6 (Building and Total Coverage) for construction of a new FEMA compliant single-family dwelling partially within the

Setbacks and over Building and Total Coverage and to find consistency with Coastal Area Management regulations, located in Residence A district, PID #B021270000.

4. **15 Island Way:** Application #ZBA-22-00509 by Pete Romano, LANDTECH, for property owned by Vadim Kolotikov, for variance of the Zoning Regulations: §6-2.2 (Nonconforming Lot Coverage); §13-6 (Total Coverage) for construction of a pergola over existing patio, deck expansion, exterior stairs to access proposed roof deck and driveway modification over Total Coverage, located in a Residence A district, PID #B02164000.
5. **4 Rocky Ridge Road:** Application #ZBA-22-00522 by Stelian Epure for property owned by Stelian Epure, for variance of the Zoning Regulations: §6-2.1.6 (Nonconforming New construction); §13-4 (Setbacks); §13-6 (Building Coverage); §32-8.2.3 (Fill height greater than 0.2 times the distance from the lot line); §32-8.3.2 (Grading within 5' of the lot line and grading greater than 20% slope) for construction of new single family dwelling over Building Coverage and partially in the front Setback that does not conform with the standards of §32-8, located in Residence A zone district, PID # D07102000.
6. **51 Compo Beach Road:** Application #ZBA-22-00524 by Peter and Sally Cadoux for property owned by Peter and Sally Cadoux, for variance of the Zoning Regulations: §6-2.1.6 (Non-conforming new construction); §6-3 (Total Coverage for a non-conforming Lot); §13-6 (Total Coverage); §13-5 (Building Height) for construction of a new FEMA compliant single-family dwelling with a new driveway, pool, and pool patio over Total Coverage and to have rooftop mechanicals over the allowed Building Height, and to find consistency with Coastal Area Management regulations, located in Residence A district, PID #D03032000.

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 September 20, 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 September 2022, James Ezzes, Chairman, Zoning Board of Appeals.