



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

October 21, 2022

**SPECIAL NOTICE ABOUT PROCEDURES FOR THIS ELECTRONIC MEETING:**

*Pursuant to 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](http://www.westportct.gov). This meeting will also be shown on Optimum Government Access Channel 79 and Frontier Channel 6020. The public may attend using the link to be published on the agenda prior to the meeting. The meeting agenda is available at [www.westportct.gov](http://www.westportct.gov) on the "Meeting List and Calendar" web page. Public testimony may be offered during a Public Hearing by joining the meeting. Written comments may also be received prior to any Public Hearing and should be sent to [ZBA@westportct.gov](mailto:ZBA@westportct.gov) by 12:00pm on the day of the meeting if intended to be distributed for consideration by members of the Zoning Board of Appeals. Written comments received after 12:00pm on the day of the meeting will be entered into the record but will not be distributed until the next business day. Meeting materials submitted are available at [www.westportct.gov](http://www.westportct.gov), on the Zoning Board of Appeals Department web page under "[ZBA Pending Applications & Recent Approvals](#)".*

**Instructions to Attend ZOOM Meeting**

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

Meeting ID: 895 8156 7113

Passcode: 197103

ZOOM Link: <https://us02web.zoom.us/j/89581567113?pwd=ajJRMVpkL0VLdTJlLU2OzR3ROS1pZz09>

**Zoning Board of Appeals**  
**Public Hearing Agenda Revision #2**

**Zoning Board of Appeals: Tuesday, October 25, 2022**

**Zoom 6:00 P.M.**

**I. Public Hearing**

- 1. 3 Northgate: (This application was withdrawn)** Application #ZBA-22-00396 by Tomas Botero for property owned by Lina Ochoa and Carlos Botero, for variance of the Zoning Regulation: §6-2 (Expansion of non-conforming building); §12-4 (Setbacks); §32-8.2.3 (Fill height in excess of 20% relative to the distance to the lot line); §32-8.3.2 (Man Made Steep Slopes/Grading within 5' of the lot line) and for authorization of existing a/c units and propane tank and pad, front wall and associated entry steps within the setback and for grading that does not conform to §32-8, located in Residence AA district, PID # E11045000.
- 2. 215 Hillspoint Road:** Application #ZBA-22-00420 by Enrico Costantini, Esq., for property owned by Carol Alexander, for variance of the Zoning Regulations: 6-2.1.6 (New Construction); §14-4 (Setbacks); §14-5 (Height); §14-6 (Building Coverage) and §31-3 (Fences, Walls and Obstructions at Corners) for construction of new 2½-story FEMA compliant single family residence over Building Coverage, within the front and side Setbacks and over allowable number of stories and to find consistency with Coastal Area Management regulations, located in a Residence B district, PID #E04053000.
- 3. 25 Appletree Trail:** Application #ZBA-22-00546 by Sara LeTourneau for property owned by Sara LeTourneau, for variance of the Zoning Regulations: §6-2.17 (Expansion on Non-

Conforming Building in Setbacks) §6-3.1 (Non-Conforming Setbacks) and §13-4 (Setbacks), to construct a 2nd floor addition partially within the front Setback and over allowable Building and Total Coverage, located in Residence A district, PID # **D0417000**.

4. **232 Compo Road S:** Application #ZBA-22-00552 by Jon Halper for property owned by Kimberly Latham and Jeffrey Bullwinkel, for variance of the Zoning Regulations: §6-2.1.2 (Relocation of Non-Conforming Coverage); §6-2.1.3 (Expansion of Non-Conforming deck); §6-3 (Total Coverage for a Non-Conforming Lot); and §11-6 (Total Coverage) to construct a new raised deck with stairs, a fire feature, and a driveway modification over Total Coverage, located in Residence AAA zone district, PID # **C05014000**.
5. **7 Hawthorne Lane:** Application #ZBA-22-00565 by Tanner White for property owned by Ria and Josh Nova, for variance of the Zoning Regulations: §6-2.1.6 (Non-Conforming New Construction); §11-4 (Setbacks); and §32-8.3.2 (Manmade Steep Slopes) to construct a new 3-story single family residence with three car garage that will be partially located in the side Setback and for grading that does not conform to §32-8, located in Residence AAA district, PID # **G12042000**.
6. **34 Sasco Creek Road:** Application #ZBA-22-00579 by Kevin Kieler for property owned by Robie Livingstone Spector Trustee, for variance of the Zoning Regulations: §6-2.1.7 (Expansion of a Non-Conforming Building in Setbacks) and §11-4 (Setbacks) to construct a one-story sunroom partially within the side setback, located in Residence AAA district, PID # **I06017000**.
7. **29 Valley Road:** Application #ZBA-22-00609 by Lauren and Neil MacNeill for property owned by Lauren and Neil MacNeill, for variance of the Zoning Regulations: §13-4 (Setbacks) and §13-6 (Building Coverage) to construct a new above ground pool, construction an addition and expand the existing deck, located in Residence A district, PID # **D07126000**.

## II. Work Session

- **New Business**
- **Old Business**
- **Other ZBA Business**

A copy of the Agenda for the Zoning Board of Appeals Public Hearing on October 25, 2022, is available on-line at [www.westportct.gov](http://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](mailto: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 21<sup>st</sup> day of October 2022, James Ezzes, Chairman, Zoning Board of Appeals.