



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

November 4, 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. 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 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 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. Meeting materials submitted are available at 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: 825 5322 1124

Passcode: 503739

ZOOM Link: <https://us02web.zoom.us/j/82553221124?pwd=LzIRMU90OXMxZFIOQ0VXbzVaTEVxdz09>

Zoning Board of Appeals Special Meeting Agenda

Zoning Board of Appeals: Tuesday, November 15, 2022

Zoom 6:00 P.M.

I. Public Hearing

- 1. 9 Stony Point Road:** Application #ZBA-22-00587 by Pete Romano, LANDTECH, for property owned by Susan Reilly, for variance of the Zoning Regulation: §6-2.1.6 (Non-conforming New Construction), §6-3 (Total Coverage for Non-conforming Lot) and §12-6 (Total Coverage), to construct an inground swimming pool with retaining walls for pool patio over Total Coverage, located in Residence AA district, PID# **B05107000**.
- 2. 9 Buena Vista Drive:** Application #ZBA-22-00610 by Cindy Tyminski, for property owned by Jonathan T and Melissa Katz Krane, for variance of the Zoning Regulation: §6-2.1.3 (Expansion of non-conforming building coverage), §6-2.1.6 (Non-conforming New Construction), §6-2.1.7 (Expansion of non-conforming building in the setbacks), §6-3.1 (Setbacks for non-conforming lot), §12-4 (Setbacks) and §12-6 (Total Coverage), to construct additions and renovations to an existing single-family dwelling, modifications to the driveway, associated grading, and retaining walls, located in Residence AA district, PID# **D05014000**.

3. **6 Plover Lane:** Application #ZBA-22-00691 by Tanner White Architects, for property owned by Andre and Eva Vollbrecht, for variance of the Zoning Regulation: §6-3.1 (Setback relief for Non-conforming Lot), §13-4 (Setbacks) and §13-6 (Total and Building Coverage) to construct a new two story FEMA compliant home with associated driveway and deck and to find consistency with Coastal Area Management regulations, located in Residence A district, PID# **B02127000**.
4. **3 Northgate:** Application #ZBA-22-00701 by Tomas Botero, for property owned by Carlos Botero and Lina Ochoa, for variance of the Zoning Regulation: §6-2 (Setback), §12-4 (Setback), and §32-8.3.2 (Grading) for authorization of two existing a/c units, two existing gravel patios, two existing propane tanks with associated pad and for grading that does not conform to §32-8, located within the Setbacks, located in Residence AA district, PID# **E11045000**.

II. Work Session

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

A copy of the Agenda for the Zoning Board of Appeals Public Hearing on November 15, 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 4th day of November 2022, James Ezzes, Chairman, Zoning Board of Appeals.