



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

January 17, 2023

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: 827 3109 8023

Passcode: 323162

ZOOM Link: <https://us02web.zoom.us/j/82731098023?pwd=b253cWdCVU5HcFh5cFFZR0c3dHhwUT09>

Zoning Board of Appeals **Meeting Agenda**

Zoning Board of Appeals: Tuesday, January 24, 2023

Zoom 6:00 P.M.

I. Public Hearing

- 1. 14 Cockenoe Drive: (Opened with testimony taken on 12/13/22, continued to 1/10/23 and 1/24/23, and further continued to 2/14/23)** Application #ZBA-22-00655 by Cindy Tyminski, for property owned by Bluewater Cockenoe, LLC, for variance of the Zoning Regulation: §6-2.1.6 (Non-Conforming New Construction), §6-3.1 (Setbacks for Non-Conforming lot), §13-4 (Setbacks) and §13-6 (Building Coverage), for construction of a new FEMA compliant single-family residence, over Building Coverage and located in the front Setback and to find consistency with Coastal Area Management regulations, located in Residence A district, PID# B01003000. (Must close by 2/16/23 with 30-day extension)
- 2. 16 Roosevelt Road: (Opened with testimony taken on 12/13/22 and continued to 1/24/23 hearing)** Application #ZBA-22-00753 by Catherine Walsh, for property owned by Chabad Lubavitch of Westport, for variance of the Zoning Regulation: §6-2.1.7 (Relocation of dumpster in the Setbacks), and §12-4 (Setbacks), to retain the relocation of the screened dumpsters in the setbacks, located in Residence AA district, PID# A14006000. (Must close by 3/23/23 with 65-day extension)

3. **4 Charcoal Lane:** Application #ZBA-22-00630 by Phil Cerrone, Architect, for property owned by Carolyn and Robert Jumper, for variance of the Zoning Regulation: §6-2.1.78 (Non-Conforming Setbacks), §11-4 (Setbacks), §32-8.2.3 (Maximum Fill or Excavation Quantity) and §32.8.3.2 (Grading within 5ft of a property line and creation of Steep Slopes), to authorize grading within 5 feet of a property line, creation of steep slopes, reconfiguration of a patio, construction of a spa and a new fire pit, all within the Setbacks, and constructing a driveway expansion, located in Residence AAA district, PID# E15037000.
4. **15 Sterling Drive:** Application #ZBA-22-00736 by David R. Ginter, PE c/o Redniss and Mead, for property owned by Lorah Terese and William Perlee, for variance of the Zoning Regulation: §6-3.3 (Building Height Maximum), §12-5 (Building Height), §12-6 (Total Coverage), §12-4 (Setbacks) and §34-11.5 (Grades), to increase the size of the driveway and construct new retaining walls, located in Residence AA district, PID# E04041000.

II. Work Session

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

A copy of the Agenda for the Zoning Board of Appeals Public Hearing on January 24, 2023, 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 17th day of January 2023, James Ezzes, Chairman, Zoning Board of Appeals.