



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

January 20, 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](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. 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: 827 3109 8023

Passcode: 323162

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

**Zoning Board of Appeals**  
**Meeting Agenda – Revision #1**

**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, continued to 1/10/23 and further continued to 1/24/23 hearing)** Application #ZBA-22-0670 by Matthew and Lauren Jumper, for property owned by Matthew and Lauren Jumper, for variance of the Zoning Regulation: §6-2.1 (Expansion of a Non-Conforming Building) and §13-6 (Building and Total Coverage), for construction of a one story addition, a 2nd story addition and authorization of driveway expansion over Building and Total Coverage, located in Residence A district, PID# D03027000. (Must close by 03/23/23 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](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 20<sup>th</sup> day of January 2023, James Ezzes, Chairman, Zoning Board of Appeals.