



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

May 12, 2023

SPECIAL NOTICE ABOUT PROCEDURES FOR THIS ELECTRONIC MEETING:

Pursuant to State Law, 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: 837 6788 7705

Passcode: 368694

ZOOM Link: <https://us02web.zoom.us/j/83767887705?pwd=L0hDUmEvdjlxHkVkbGNEckxKcDJxZz09>

Zoning Board of Appeals **Meeting Agenda**

Zoning Board of Appeals: Tuesday, May 23, 2023

Zoom 6:00 P.M.

I. Public Hearing

- 1. 58 Saugatuck Avenue (1 and 3 Sunrise Road):** Application #ZBA-23-00055 by Gloria Gouveia, Land Use Consultants, for property owned by 58 Saugatuck Avenue, LLC, 1 Sunrise Road, LLC, and 3 Sunrise Road, LLC, for variance of the Zoning Regulations: §14-6 (Total and Building Coverage) and §14-4 (Setbacks) to reconfigure 3 abutting lots to provide frontage, road access, and driveway for 58 Saugatuck Ave and to authorize an existing patio in the rear setbacks at 1 Sunrise Road, located in Residence B district, PID# B06124000, B06125000, and B06126000.
- 2. 302 Post Road East:** Application #ZBA-23-00084 by Christopher Hutwelker, Ready Imaging, Inc., for property owned by 302 Post Road E, LLC, for variance of the Zoning Regulation: §33-8.4.1 (One free-standing sign per tenant), §33-8.4.5 (Free-standing sign more than 32 SF), and §33-8.4.2 (Free-standing sign without address number and street number 4" tall) to install two additional free-standing signs on the pumps and to retain the existing free-standing sign over 32 SF and without required 4" tall street number, located in General Business District, PID# D09125000.
- 3. 485 Post Road East:** Application #ZBA-23-00086 by Christopher Hutwelker, Ready Imaging, Inc., for property owned by Alliance Energy, LLC, for variance of the Zoning Regulation: §33-8.4.1 (One free-standing sign per tenant) and §33-8.4.5 (Free-standing

sign more than 32 SF) to install two canopy signs and six pump signs and replace existing free-standing sign, over allowable square footage for free-standing signs and over number of free-standing signs, located in General Business District, PID# D09162000.

4. **116 Weston Road:** Application #ZBA-23-00108 by William Webster, for property owned by Gregory Boosin and Dara Webster, for variance of the Zoning Regulation: §11-4 (Front Setbacks) to authorized existing pool patio in the front setbacks, located in Residence AAA District, PID# C16011000.
5. **15 Gorham Avenue:** Application #ZBA-23-00158 by Mark Bartolone, AIA, for property owned by Joyce E. Stites, for variance of the Zoning Regulations: §6-2.1 (Expansion of a Non-Conforming Building), §6-2.1.3 (Expansion of Non-Conforming Building and Total Coverage), §6-2.1.6 (Non-Conforming New Construction), §6-3 (Building and Total Coverage on a Non-Conforming Lot), §6-3.1 (Setbacks on a Non-Conforming Lot), §13-4 (Setbacks), §13-6 (Building and Total Coverage), and §34-11.5 (Driveway Slopes), to construct a second-floor addition with a covered front porch, a new walkway with steps, driveway expansion with associated retaining wall, and to retain existing stairs in rear setback over Building and Total Coverage, located in Residence A district, PID# D11027000.

II. Work Session

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

A copy of the Agenda for the Zoning Board of Appeals Public Hearing on May 23, 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 12th day of May 2023, James Ezzes, Chairman, Zoning Board of Appeals.