



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

June 20, 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](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: 844 2722 7589

Passcode: 456910

ZOOM Link: <https://us02web.zoom.us/j/84427227589?pwd=RmppZWN5cEpxdIM2V3VNZnM5dnJxQT09>

## **Zoning Board of Appeals** **Meeting Agenda**

**Zoning Board of Appeals: Tuesday, June 27, 2023**

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

### **I. Public Hearing**

- 1. 4 Danbury Avenue: (Opened with testimony taken on 5/30/23, continued to 6/13/23 and further continued to 6/27/23)** Application #ZBA-23-00157 by David Frear, for property owned by David Frear, for variance of the Zoning Regulation: §6-3.3 (Height for Non-Conforming Lot) and §13-5 (Height), for modification of ZBA-20-00426 to authorize Building Height over approved design, located in Residence A district, PID# D03118000.
- 2. 15 Gorham Avenue: (Opened with testimony taken on 5/23/23, continued to 6/13/23 and further continued to 6/27/23)** 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.

3. **46 and 48 Woodside Avenue: (Opened with no testimony taken on 6/13/23 and continued to 6/27/23)** Application #ZBA-23-00112 by Andy Soumelidis, LANDTECH, for property owned by Uriel and Christine Failla, for variance of the Zoning Regulations: §6-2.1.2 (Relocation of Non-Conforming Coverage), §6-2.1.6 (Non-Conforming New Construction), §6-2.1.7 (Expansion of a Non-Conforming Building in the Setbacks), §6-3.1 (Setbacks for Non-Conforming Lot), §12-4 (Setbacks), and §12-6 (Coverage), to merge the lots and construct additions to existing single-family residence, new detached garage, inground swimming pool, driveway modifications and to convert the existing detached garage into an Accessory Dwelling Unit partially within the Setbacks and over Total Coverage, located in Residence AA District, PID# B09094000 and PID# B10103000.
4. **181 Riverside Avenue:** Application #ZBA-23-00074 by David Vyneryb, for property owned by 181 Riverside Avenue LLC, for variance of the Zoning Regulations: §6-2.1 (Expansion of a Non-Conforming Building), §13-4 (Setbacks) and §13-6 (Building and Total Coverage) to retain the existing driveway and deck over Building and Total Coverage and in excess of coverage approved by ZBA #6360 and to retain A/C unit in the Setbacks, located in Residence A District, PID# C08054000.
5. **2 and 8 Post Road West:** Application #ZBA-23-00191 by Chris Russo, for property owned by WNH 2-8PR LLC, for variance of the Zoning Regulation: §30-5.1 (Height in HDD), to install utility equipment on the roof of the existing building at 8 Post Road West to be accessed from the proposed doorway on the existing building at 2 Post Road West, located in Historic Design District, PID# C09117000 and C09116000.
6. **14 Church Street South:** Application #ZBA-23-00292 by Olanipekun D. and Abimbola Aladesuru, for property owned by Olanipekun D. and Abimbola Aladesuru, for variance of the Zoning Regulations: §6-2.1.7 (Expansion of a Non-Conforming Building), §6-3.1 (Setbacks for Non-Conforming Lot), §13-4 (Setbacks), and §13-6 (Building and Total Coverage), to construct a one story mudroom and porch addition, and second story addition above the garage in rear of house and add a bay window in the setbacks over Total and Building Coverage, located in Residence A District, PID# F09039000.
7. **680 Post Road East:** Application #ZBA-23-00321 by Sakura of Westport LLC/Klinga Properties LLC, for property owned by Klinga Properties LLC, for variance of the Zoning Regulations: §33-2.5 (Non-Conforming Signs), §33-6.1.3 (Directional Signs), §33-8.4.2 (Street Number Required), §33-8.4.5 (Free-Standing Signs over 32sf), §33-8.4.7 (Free-Standing Signs within 15ft) and §35-2.2 (Landscaping Area), to relocate existing free-standing sign in the required sign setbacks, to relocate directional entrance sign, and to reduce the Front Landscaping Area, located in Residence A/General Business District, PID# E09044000.

## II. Work Session

- **New Business**

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

A copy of the Agenda for the Zoning Board of Appeals Public Hearing on June 27, 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 June 2023, James Ezzes, Chairman, Zoning Board of Appeals.