



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

July 28, 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: 868 0746 9993

Passcode: 199883

ZOOM Link: <https://us02web.zoom.us/j/86807469993?pwd=ME12a0ZCS0NoNW1ld3NYTUN6bFR2Zz09>

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

**Zoning Board of Appeals: Tuesday, August 8, 2023**

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

### **I. Public Hearing**

- 1. 20 Fairfield Avenue: (Opened with no testimony taken on 7/11/23, continued to 7/25/23 and further continued to 8/8/23)** Application #ZBA-23-00115 by Jason Raymond, for property owned by Christian and Jacqueline Schiavone, for variance of the Zoning Regulation: §13-6 (Total and Building Coverage), to construct a new 2 ½ story addition over allowable Building and Total Coverage, located in Residence A District, PID# D0306000.
- 2. 191 Post Road West: (Opened with testimony taken on 7/11/23, continued to 7/25/23 and further continued to 8/8/23)** Application #ZBA-23-00331 by ARTeffects Inc., dba ARTfx, for property owned by 191 Post Property Owner LLC, for variance of the Zoning Regulations: §33-8.4.1 (Free-Standing Sign less than 100' of frontage), §33-8.4.5 (Free-Standing Sign larger than 32sf), §33-8.7.7 (Free-Standing less than 15' from property line), to install a free-standing sign within 15' of the property line and greater than the 32 SF with less than 100' of street frontage, located in General Business District, PID# C08041000.
- 3. 620 Post Road East: (Opened with no testimony taken on 7/25/23 and continued to 8/8/23)** Application #ZBA-23-00194 by Lanier Thomas, for property owned by Equity One Westport Village Center LLC, for variance of the Zoning Regulations: §33-8.1 (Sign

Area), §33-8.1.2 (Number of Wall Signs), and §33-8.3.2 (Projecting Sign Area), to install one 29.5 sf illuminated double sided projecting sign and one 60 sf wall sign over allowed sign area and number of signs, located in Residence A and General Business District, PID# E09046000.

4. **24 Canal Road: (Opened with testimony taken on 7/25/23 and continued to 8/8/23)** Application #ZBA-23-00327 by Cindy Tyminski, Moon Gardens LLC, for property owned by Heidi Schoeneck, for variance of the Zoning Regulations: §6-2.1.6 (Non-Conforming New Construction), §6-2.1.7 (Expansion of a Non-Conforming Building in the Setback), §13-4 (Setbacks), §13-6 (Building and Total Coverage), to raise the existing single-family residence to be FEMA complaint and to construct a 2-story FEMA complaint addition with an open car port below and roof deck above with a new permeable driveway in the setbacks and over in building and total coverage, and to find consistency with Coastal Area Management Regulations, located in Residence A District, PID# B02056000.
5. **17 Woodway Lane:** Application #ZBA-23-00149 by Nick Vitiello, for property owned by Scott and Deborah Mogelof, for variance of the Zoning Regulation: §12-4 (Setbacks), to authorized an existing pool constructed partially within the Setbacks, located in Residence AA, PID# A16021000.
6. **9 Willowbrook Drive:** Application #ZBA-23-00364 by Elenee Argentinis, for property owned by Elenee Argentinis and Timothy Schmutte, for variance of the Zoning Regulations: §6-2.1.6 (Non-Conforming New Construction), §6-2.1.7 (Expansion of Non-Conforming Building), §6-3.1 (Setbacks for Non-Conforming Lot), §13-4 (Setbacks), and §13-6 (Building and Total Coverage), to reconstruct detached garage with second story addition above garage and house over allowable Building and Total Coverage and in the Setbacks, and to reconfigure driveway over allowable Total Coverage, located in Residence A District, PID# C12121000.
7. **45 Kings Highway North:** Application #ZBA-23-00367 by Mark Hanrahan and Mary Sachs-Hanrahan, for property owned by Mark Hanrahan and Mary Sachs-Hanrahan, for variance of the Zoning Regulations: §6-3.1 (Setbacks for Non-Conforming Lot) and §12-4 (Setbacks), to modify variance ZBA-22-00703 to include A/C unit in the side Setback, located in Residence AA District, PID# B09116000.

## II. Work Session

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

A copy of the Agenda for the Zoning Board of Appeals Public Hearing on August 8, 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.