



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

October 13, 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: 825 5269 6414

Passcode: 259425

ZOOM Link: <https://us02web.zoom.us/j/82552696414?pwd=YW5oeTNyc0RWS3p1SzhkVjZvK2Y5UT09>

Zoning Board of Appeals **Meeting Agenda**

Zoning Board of Appeals: Tuesday, October 24, 2023

Zoom 6:00 P.M.

I. Public Hearing

- 1. 23 Soundview Drive:** Application #ZBA-23-00347 by Peter Romano, LANDTECH, for property owned by LOLAs Beach Shack Westport LLC, for variance of the Zoning Regulations: §6-2.1.6 (Non-Conforming New Construction), §6-3.1 (Non-Conforming Lot Setbacks), §13-4 (Setbacks), and §13-6 (Building Coverage), to construct a new FEMA compliant single-family dwelling in the Setbacks and over Building Coverage and to find consistency with Coastal Area Management Regulations, located in Residence A District, PID# D03120000. *(Must open by 11/04/23, with 65 day extension)*
- 2. 7 Hawthorne Lane:** Application #ZBA-23-00424 by Mark Maidique, Bridger AAD, for property owned by Ria and Josh Nova, for variance of the Zoning Regulations: §6-2.1.7 (Expansion of Non-Conforming Building), and §11-4 (Setbacks), to construct additions to existing residence and retain existing fire pit and patio in the Setbacks, located in Residence AAA District, PID# G12042000. *(Must open by 12/16/23, with 65 day extension)*

3. **670 Post Road East:** Application #ZBA-23-00513 by Seven MW Realty LLC, for property owned by Seven MW Realty LLC, for variance of the Zoning Regulation: §35-2.2.1 (Landscape Area), to permit a reduction in the required 30' front landscape buffer due to the taking of land by the State of Connecticut/Department of Transportation, located in Residence A/General Business District, PID# E09045000. *(Must open by 11/16/23)*
4. **4A Cherry Lane:** Application #ZBA-23-00545 by Cindy Tyminski, Moon Gardens LLC, for property owned by Jacob and Ilyssa Axel, for variance of the Zoning Regulation: §13-6 (Total Coverage), to construct a pool with water feature and spa over Total Coverage, and remove 500 SF of driveway, located in Residence A District, PID# B07078000. *(Must open by 11/30/23)*
5. **205 Wilton Road:** Application #ZBA-23-00553 by Franco Iannone, R.I. Pools, Inc., for property owned by Frank and Kelly Lynn Rossetti, for variance of the Zoning Regulations: §6-3.1 (Non-Conforming Setbacks), §12-4 (Setbacks), §12-6 (Total Coverage), to construct a pool and patio partially in the Setbacks and for a hot tub over Total Coverage, located in Residence AA District, PID# C11029000. *(Must open by 11/30/23)*

II. Work Session

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

A copy of the Agenda for the Zoning Board of Appeals Public Hearing on October 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 13th day of October 2023, James Ezzes, Chairman, Zoning Board of Appeals.