



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

November 17, 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: 812 7756 8626

Passcode: 644746

ZOOM Link: <https://us02web.zoom.us/j/81277568626?pwd=VjJzZVhvdktMUk8xbGhUKzRmZ3VTQT09>

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

**Zoning Board of Appeals: Tuesday, November 28, 2023**

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

### **I. Public Hearing**

- 1. 125 Harbor Road: (Opened without testimony on 11/14/23 and continued to 11/28/23)**  
Application #ZBA-23-00568 by Eric D. Bernheim, Esq., for property owned by Angela Yeung and Dylan Tyson, for variance of the Zoning Regulations: §6-2.1.2 (Transfer of Non-Conforming Building Coverage); §13-4 (Setbacks) and §13-6 (Building and Total Coverage), to authorize existing deck and driveway constructed over allowable Building and Total Coverage, located in Residence A District, PID# B02146000. *(Must open by 12/14/23)*
- 2. 17 Hiawatha Lane:** Application #ZBA-23-00592 by Renzo Ciccia, for property owned by Renzo G and Diana Ciccia, for variance of the Zoning Regulation: §14-4 (Setbacks), to authorize existing pool equipment and shed located in the rear setback, located in Residence B District, PID# B05072000. *(Must open by 12/28/23)*
- 3. 53 West Parish Road:** Application #ZBA-23-00626 by Jake Nolan, for property owned by Christina Hart, to remove conditions placed on variance #5597 that prohibits the existing garage from being used as living space, prohibits running water and requires the existing 2nd floor area to be reduced to an Attic, located in Residence AA District, PID#F08049000. *(Must open by 01/18/24)*

4. **205 Wilton Road:** Application #ZBA-23-00643 by Franco Iannone, R.I. Pools, Inc., for property owned by Frank and Kelly Lynn Rossetti, for variance of the Zoning Regulation: §32-8.2.3 (Fill Height Ratio), to construct a retaining wall where the fill height ratio exceeds 0.20 relative to the distance from the property line, located in Residence AA District, PID# C11029000. *(Must open by 01/18/24)*
  
5. **1 Ivanhoe Lane:** Application #ZBA-23-00648 by Eymard Chitty, CLH Compo LLC, for property owned by C L H Compo LLC, for variance of the Zoning Regulations: §13-4 (Setbacks), and §6-2.1.7 (Expansion of Non-Conforming Structure), to authorize existing vertical expansion of a structure located in the front Setback, located in Residence A District, PID# C07180000. *(Must open by 01/18/24)*

## II. Work Session

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

A copy of the Agenda for the Zoning Board of Appeals Public Hearing on November 28, 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 17<sup>th</sup> day of November 2023, James Ezzes, Chairman, Zoning Board of Appeals.