



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

January 12, 2024

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: 842 8140 9728

Passcode: 153133

ZOOM Link: <https://us02web.zoom.us/j/84281409728?pwd=UG9NaXIWN0lFblkvVTcrelFyRUdjZz09>

Zoning Board of Appeals
Meeting Agenda

Zoning Board of Appeals: Tuesday, January 23, 2024

Zoom 6:00 P.M.

I. Work Session

- **Vote on new member to carry out the remainder of term for Amy Wistreich**
- **Appointment of Alternate**

II. Public Hearing

- 1. 20 Fairfield Avenue: (Opened with testimony taken on 1/9/24 and continued to 1/23/24)**
Application #ZBA-23-00465 by Jason Raymond, Raymond Design Builders, for property owned by Christian R and Jacqueline Schiavone, for variance of the Zoning Regulations: §13-5 (Height), and §13-6 (Building and Total Coverage), to construct a FEMA compliant three story addition in the rear of the house over Building and Total Coverage and height in stories and feet and to find consistency with Coastal Area Management Regulations, located in Residence A District, PID# D03086000. (Must close by 2/13/24)
- 2. 23 Fairfield Avenue: (Opened without testimony on 1/9/24 and continued to 1/23/24)**
Application #ZBA-23-00498 by Curt Lowenstein, LANDTECH, for property owned by Madeline Travers and John Spears, for variance of the Zoning Regulations: §6-2.1.2 (Transfer of Non-Conforming Building Coverage), §6-2.1.6 (New Construction), §6-3.1 (Setbacks), §13-6 (Building and Total Coverage) and §13-4 (Setbacks), to raise the existing house to be FEMA compliant and to construct additions (considered New Construction)

over Total and Building Coverage and two HVAC condensers and a utility platform in the Setbacks, located in Residence A District, PID# D03104000. *(Must close by 2/13/24)*

3. **2 Clinton Avenue: (Opened without testimony on 1/9/24 and continued to 1/23/24)**
Application #ZBA-23-00566 by Valerie White, White Architects, for property owned by Susan M Holzner, for variance of the Zoning Regulations: §6-2.1.6 (Non-Conforming New Construction), §6-2.1.7 (Expansion of Non-Conforming Structure), §6-3.1 (Setbacks), §13-4 (Setbacks), and §13-6 (Building and Total Coverage), to construct a 2nd story addition, garage addition, deck and a generator in the Setback and over Total and Building Coverage, located in Residence A District, PID# D12051000. *(Must close by 2/13/24)*
4. **1076 Post Road East: (Opened without testimony taken on 12/12/23, continued to 1/9/24 and further continued to 1/23/24)** Application #ZBA-23-00580 by Frederick W. Hoag, Architect, for property owned by Post Plaza LLC, for variance of the Zoning Regulations: §6-2.1.2 (Relocation of Non-Conforming Coverage), §6-2.1.6 (Non-Conforming New Construction), §25-4 (Setbacks), and §35-2.2.1 (Landscape Buffer), to construct a new 2-story restaurant with outdoor dining and drive-in without the required landscape buffer and with relocated non-conforming Coverage, located in Highway Service District, PID# F09050000 *(Must close by 3/21/24 with 65 day extension)*
5. **23 Soundview Avenue:** Application #ZBA-23-00681 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 Setbacks), §13-4 (Setbacks), and §13-6 (Building Coverage), to construct a new 2-story, FEMA-compliant, single-family dwelling in the Setbacks and over in Building Coverage, and to find consistency with Coastal Area Management Regulations, located in Residence A District, PID# D03120000. *(Must open by 2/1/24)*
6. **35 Island Way:** Application #ZBA-23-00682 by William Shaffer, for property owned by Robert and Bonnie Romano, for variance of the Zoning Regulations: §6-2.1 (Expansion of Non-Conforming Structure), §6-3.1 (Non-Conforming Setbacks), §13-4 (Setbacks), and §13-6 (Total and Building Coverage), to construct a deck in the rear Setback and over Building and Total Coverage, located in Residence A District, PID# B01062000. *(Must open by 2/1/24)*

III. Work Session

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

A copy of the Agenda for the Zoning Board of Appeals Public Hearing on January 23, 2024, 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.