



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

March 01, 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: 886 7664 6941

Passcode: 324411

ZOOM Link: <https://us02web.zoom.us/j/88676646941?pwd=YW1TTUZaVjlrS0VtUUUs2NkRNRFd1QT09>

Zoning Board of Appeals
Meeting Agenda

Zoning Board of Appeals: Tuesday, March 12, 2024

Zoom 6:00 P.M.

I. Public Hearing

- 1. 1076 Post Road East: (Opened with testimony taken on 12/12/23 and continued to 1/09/24, 1/23/24, 2/13/24,) 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)**
- 2. 2 Clinton Avenue: (Opened without testimony on 1/9/24 and continued to 1/23/24, 2/13/24) 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 3/23/24)**

3. **28 Fairfield Avenue:** Application #ZBA-23-00637 by Richard and Sandra Yu, property owners, for variance of the Zoning Regulations: §12-6 (Total Coverage) , §34-5 (Two parking spaces required for single family residence), and §34-6.1 (Two parking spaces required on site for single family residence) to modify ZBA Case #5691 for driveway shape and coverage, to permit one parking space where two are required over allowable Total Coverage and to authorize existing shed over allowable Building and Total Coverage, located in Residence A district, PID #D03082000. *(Must open by 1/18/24 + 65 day ext = 3/24/24)*
4. **15 Sunrise Road:** Application #ZBA-24-00007 by Patrick Frank, for property owned by 15 Sunrise Hill LLC, for variance of the Zoning Regulation: §6-2.1.6 (Non-conforming new construction), §6-3.1 (Setbacks for non-conforming lot), §13-4 (Setbacks), §13-6 (Building and Total Coverage) to construct a new 2.5-story house and pool over Building and Total Coverage, and in front and side Setbacks, located in Residence A District, PID# B06132000. *(Must open by 3/14/24)*
5. **1 Carriage Lane:** Application #ZBA-24-00081 by Stephanie and Mark Conte, property owners, for variance of the Zoning Regulations: §13-4 (Front setback), §6-3.1 (Non-conforming Lot Setbacks), to modify previously granted #ZBA-22-00286 to permit four A/C units closer to the front lot line than approved when three were approved in front Setback, located in Residence A District, PID# C12084000. *(Must open by 4/18/24)*

II. Work Session

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

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

Dated at Westport, Connecticut on this 1st day of March 2024, James Ezzes, Chairman, Zoning Board of Appeals.