



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

March 15, 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](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: 892 5575 9821

Passcode: 961270

ZOOM Link: <https://us02web.zoom.us/j/89255759821?pwd=NHNpeXBCdk96V3NlVU4wcG5lSWQ1dz09>

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

**Zoning Board of Appeals: Tuesday, March 26, 2024**

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

### **I. Public Hearing**

- 233 Hillpoint Road:** Review and potential approval of minor architectural/cosmetic changes to previously approved plans.
- 43 Bermuda Road:** Application #ZBA-23-00697 by Philip H. Cerrone, for property owned by Brian and Renata Senatore, for variance of the Zoning Regulations: §6-2.1.6 (New Construction), and §6-3.1 (Non-Conforming Lot Setbacks), §13-4 (Setbacks), §13-6 (Building and Total Coverage), to construct a new FEMA compliant single-family residence, over Building and Total coverage with front entry partially in the front Setback, located in Residence A District, PID# B02047000. *(Must close by 4/02/24)*
- 346 Compo Road South:** Application #ZBA-23-00704 by Eric D. Bernheim, Esq., FLB Law, PLLC, for property owned by Susan P. Cooper, for variance of the Zoning Regulation: §13-6 (Building and Total Coverage), to lift an existing house to be FEMA compliant, demolish and rebuild existing garage, replace existing front porch, add a balcony over rear patio, and legalize driveway expansion over Total coverage, located in Residence A District, PID# D03073000. *(Must close by 4/02/24)*
- 150 Easton Road:** Application #ZBA-23-00733 by Linda Gilleran, for property owned by Linda Gilleran, for variance of the Zoning Regulations: §6-3.1 (Non-Conforming

Setbacks), and §11-4 (Setbacks), to authorize existing shed within front Setback, located in Residence AAA District, PID# E18043000. *(Must close by 4/02/24)*

5. **246 Hillspoint Road:** by Tanner White Architects, for property owned by Mary-Lisa Bergonzi, for variance of the Zoning Regulations: §14-6 (Building and Total Coverage), §14-4 (Setbacks) and §6-2.1.6 (Nonconforming New Construction) to construct a new 2-story single-family dwelling in the Setbacks and over allowable Building and Total Coverage and to find consistency with Coastal Area Management Regulations, located in Residence B district, PID#E04019000. *(Must open by 3/28/24)*
  
6. **1 Heron Lake Lane:** Application #ZBA-24-00097 by property owner Alexander and Jessica Papp, for variance of the Zoning Regulation: §11-4 (Setbacks) and §6-3.1 (Setbacks on a non-conforming lot), to authorize existing pool and chicken coop constructed within side Setback, located in Residence AAA District, PID#A13027000. *(Must open by 4/26/24)*

## 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](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 1<sup>st</sup> day of March 2024, James Ezzes, Chairman, Zoning Board of Appeals.