



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

April 5, 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: 890 9837 4259

Passcode: 815920

ZOOM Link: <https://us02web.zoom.us/j/89098374259?pwd=cGowUjl1L28wTjJDUWxBM01RMUtEdz09>

Zoning Board of Appeals **Meeting Agenda Revision #1**

Zoning Board of Appeals: Tuesday, April 9, 2024

Zoom 6:00 P.M.

I. Public Hearing

1. Review and potential approval of minor architectural/cosmetic changes to previously approved plans for 233 Hillspoint Road.
2. **15 Sunrise Road: (Opened on 3/12/24 with testimony taken and continued to 4/9/24)** 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 close by 4/16/24)
3. **28 Fairfield Avenue: (Opened on 3/12/24 without testimony taken and continued to 4/9/24)** 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 close by 4/16/24 with max ext)*

4. **346 Compo Road South:** *(Opened on 2/27/24 with testimony taken and continued to 3/26/24-meeting cancelled)* 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 4/09/24 with 7 -day ext)*
5. **43 Bermuda Road:** *(Opened on 2/27/24 without testimony taken and continued to 3/26/24 – meeting cancelled)* Application #ZBA-23-00697 by Philip Cerrone III, for property owned by Brian and Renata Senatore, for variance of the Zoning Regulations: § 6-2.1.6 (New Construction), §6-3.1 (Setbacks for Non-Conforming Lot), §13-4 (Setbacks), §13-6 (Building and Total Coverage), for construction of new FEMA compliant single-family residence, over Building and Total Coverage with front entry partially in the front Setback and to find consistency with Coastal Area Management Regulations, located in Residence A district, PID B02047000. *(Must close by 5/2/24 with max ext)*
6. **246 Hillspoint Road:** Application #ZBA-24-00042 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 6/1/24 with max ext)*
7. **170 Riverside Avenue:** Application #ZBA-24-00124 by Peter Romano of LANDTECH, for property owned by the Town of Westport, for variance of the Zoning Regulation: §11-2.4.8a (Accessory Building over 300 sf) and §11-2.4.8b (Accessory Building Height), §13-5 (Accessory Building Height), §13-6 (Total Coverage), to reconstruct clubhouse over Total Coverage, over allowable Building Height and Floor Area, located in Residence A District, PID# C08032000. *(Must open by 5/9/24)*

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 5th day of April 2024, James Ezzes, Chairman, Zoning Board of Appeals.