



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

May 7, 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. 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: 892 3769 4866

Passcode: 444416

ZOOM Link: <https://us02web.zoom.us/j/89237694866?pwd=VTNjR1p0UGJnL0VsVUZHaGFTMkRuZz09>

Zoning Board of Appeals **Meeting Agenda**

Zoning Board of Appeals: Tuesday, May 14, 2024

Zoom 6:00 P.M.

I. Public Hearing

- 71 Hillandale Road:** Application #ZBA-24-00150 by Richard Benson, for property owned by Congregational Church of Greens Farms, for variance of the Zoning Regulations: §13-4 (Setbacks) and §13-6 (Building and Total Coverage), to reconfigure parking (with no change to number of spaces); install new play structures and construct a new half basketball court in the Setbacks and over allowable Building and Total Coverage, located in the Residence A District, PID #F08105000.
- 29 Danbury Road:** Application #ZBA-24-00012 by The Herold Homes, LLC, for property owned by The Herold Homes, LLC, for variance of the Zoning Regulations: §6-3.1 (Non-Conforming Setbacks; §13-4 (Setbacks); §13-6 (Building and Total Coverage), to construct a new 2 story house over Building and Total Coverage, and within the front and side Setbacks, located in Residence A district, PID#D0313000.
- 150 Easton Road: (Opened without testimony on 2/27/24 and continued to 3/26/24 and 5/14/24)** 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 and existing shed within the front Setback, located in Residence AAA District, PID# E18043000.

4. **374 Post Road East:** Application #ZBA-24-00071 by Lisa Donmeyer, for property owned by Compo Acres/Equity One Realty, for variance of the Zoning Regulation: §33-8.1 (Sign Area), to permit installation of two (2) wall signs more than the size permitted for new restaurant tenant, located in General Business District/Residence A District, PID# D09122000.
5. **1 Heron Lake Lane:** Application #ZBA-24-00097 by Alexander Papp, for property owned by Jessica and Alexander Papp, for variance of the Zoning Regulations: §6-3.1 (Non-Conforming Setbacks), and §11-4 (Setbacks), to authorize an existing pool and chicken coop constructed within the side Setback, located in the Residence AAA District, PID #A13027000.
6. **9 Pier Way Landing:** Application #ZBA-24-00140 by Virginia Bloomquist, for property owned by Andrew Youmans, for variance of the Zoning Regulations: §12-6 (Total Coverage), to construct a new outdoor shower over the allowable Building and Total Coverage, located in the Residence AA District, PID #B03005000.
7. **3 Horseshoe Lane:** Application #ZBA-24-00137 by Angela and Garry Simpson, for property owned by Angela and Garry Simpson, for variance of the Zoning Regulations: §6-3.1 (Non-Conforming Setbacks), §13-4 (Setbacks) and §13-6 (Building and Total Coverage), to permit construction of single-story addition and screened porch addition, and entryway partially in the front, side and rear Setbacks and over allowable Building and Total Coverage, located in the Residence A District, PID #C06131000.

II. Work Session

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

A copy of the Agenda for the Zoning Board of Appeals Public Hearing on May 14, 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 7th day of May 2024, James Ezzes, Chairman, Zoning Board of Appeals.