



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

May 29, 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 and/or 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: 895 0457 6119

Passcode: 213687

ZOOM Link: <https://us02web.zoom.us/j/89504576119?pwd=Vy9OWWtKanZQNFRqRTFpZiRyY3NiUT09>

Zoning Board of Appeals
Meeting Agenda

Zoning Board of Appeals: Tuesday, June 4, 2024

Zoom 6:00 P.M.

I. Public Hearing

- 1. 29 Danbury Road:** (Opened with testimony on 5/14/24 and continued to 5/28/24 and further continued to 6/4/24) 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.
- 2. 9 Lakeview Road:** Application #ZBA-24-00120 by Brian Carey, LANDTECH, for property owned by Paul and Catherine Havas, for variance of the Zoning Regulations: §13-6 (Building and Total Coverage), to construct a new 2-story floodplain compliant single-family dwelling over allowable Building and Total Coverage, located in Residence A District, PID# D07154000.

3. **24 Canal Road:** Application #ZBA-24-00143 by Heidi and Phil White, for property owned by Heidi Schoeneck, for variance of the Zoning Regulations: §6-2.1.7 (Expansion of Non-Conforming Building), §13-4 (Setbacks), §13-6 (Building and Total Coverage), and §13-7 (Setbacks from Wetlands), to construct a covered stairway and multi-story deck within the Setback and over allowable Building and Total Coverage, located in Residence A District, PID# B02056000.
4. **16 Fresenius Road:** Application #ZBA-24-00104 by Bryan Nesteriak, PE, for property owned by Willian and Allison Wiedman, for variance of the Zoning Regulations: §32-8.2.3 (Maximum Fill or Excavation Quantity), and §32-8.3.2 (Excavation and Fill Standards), to permit regrading within five (5) feet of the lot line and excavation greater than 10 feet in depth, located in Residence A District, PID# F09098000.
5. **18 Fresenius Road:** Application #ZBA-24-00103 by Bryan Nesteriak, PE, for property owned by Lot B Fresenius LLC, for variance of the Zoning Regulations: §32-8.2.3 (Maximum Fill or Excavation Quantity), and §32-8.3.2 (Excavation and Fill Standards), to permit regrading within five (5) feet of the lot line and excavation greater than 10 feet in depth, located in Residence A/AA District, PID# F09216000.
6. **20 Fresenius Road:** Application #ZBA-24-00109 by Bryan Nesteriak, PE, for property owned by Lot C Fresenius LLC, for variance of the Zoning Regulations: §32-8.2.3 (Maximum Fill or Excavation Quantity), and §32-8.3.2 (Excavation and Fill Standards), to permit regrading within five (5) feet of the lot line and excavation greater than 10 feet in depth, located in Residence A/AA District, PID# F09217000.
7. **72 Valley Road:** Application #ZBA-24-00069 by Sylvia and Craig Grannan, for property owned by Sylvia and Craig Grannan, for variance of the Zoning Regulations: §6-3.1 (Non-Conforming Setbacks), §6-2.1.7 (Expansion of a Non-Conforming Structure), §13-4 (Setbacks), and §13-6 (Building and Total Coverage), to construct a 1-story addition on the north side of the house, a 2 story addition on the south side of the house, and a new second floor Accessory Dwelling Unit garage addition over building and total coverage and located in the side and rear Setbacks, located in Residence A District, PID# D07072000.

II. Work Session

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

A copy of the Agenda for the Zoning Board of Appeals Public Hearing on June 4, 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 29th day of May 2024, James Ezzes, Chairman, Zoning Board of Appeals.