



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

July 2, 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) 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](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: 851 3492 4868

Passcode: 524639

ZOOM Link: <https://us02web.zoom.us/j/85134914868?pwd=MTZ5VkVXTDlvSm9OdGRXSnpYdHpvdz09>

## Zoning Board of Appeals Meeting Agenda

**Zoning Board of Appeals: Tuesday, July 9, 2024**

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

### **I. Public Hearing**

- 233 Hillspoint Road:** Review and potential approval of extension of time to complete the siding and roof as required in Resolution dated 4/22/24 approving the *Agreement for Modification of Stipulation and Judgement*.
- 156 Cross Highway: (Opened without testimony on 6/18/24 and continued to 7/9/14)** Application #ZBA-24-00240 by Tomasz Geremek, for property owned by Tomasz Geremek, for variance of the Zoning Regulations: §6-2.1.6 (New Construction) and §11-4 (Setbacks), to construct a new single-family dwelling, patio and a/c units partially within the side Setback, located in Residence AAA District, PID# F14091000.
- 1365 Post Road East (aka 1391 Post Road East): (Opened with testimony on 6/18/24 and continued to 7/9/14)** Application #ZBA-24-00200 by Baker Graphics, for property owned by AP 1365 Post Rd E Westport LP, for variance of the Zoning Regulations: §33-8.4.1 (One Free-Standing Sign per Lot), §33-8.4.5 (Free-Standing Sign greater than 32 SF), to permit the installation of a second free-standing sign on the multi-building lot, over the

number of free-standing signs and total square footage permitted, located in General Business District, PID# G09104000.

4. **7 Main Street: (Opened with testimony on 6/18/24 and continued to 7/9/14)** Application #ZBA-24-00225 by Anton Vataj, for property owned by Wonkai Associates, LLC, for variance of the Zoning Regulations: §33-8.2.4 (One window sign no larger than 6 SF), to install a new sign above rear entrance for second floor tenant where only one window sign is allowed, located in Business Center District-Village Overlay District, PID# C09134000.
5. **32 Edgewater Hillside:** Application #ZBA-24-00194 by Gloria Gouveia, Land Use Consultants, for property owned by Robert and Jessica Zecher, for variance of the Zoning Regulations: §13-6 (Building and Total Coverage), to permit replacement of an existing patio with a deck and reconfiguration of the driveway over allowable Building and Total Coverage, located in Residence A district, PID# E05081000.
6. **190 Main Street:** Application #ZBA-24-00239 by Mark S. Blair, for property owned by WHA Equities Corporation, for variance of the Zoning Regulations: §23-4 (Setbacks), §23-8.2 (Floor Area Ratio), §23-11 (Parking), §34-5 (Parking Table), and §32-20 (Outdoor Eating Area), to renovate the existing building by raising the roof and adding dormers, enclose the existing front terrace as a building addition, create an outdoor dining area within 50 feet of a residential district, construct an addition for storage room and a walk in cooler partially within the Setback, over allowable FAR and request relief from minimum parking requirements, located in Restricted Business District, PID# C10129000

## II. Work Session

- **New Business**
- **Old Business**
  - **39 Sherwood Drive: (Opened with testimony and closed on 6/18/24)** Application #ZBA-24-00287 by Justin Giorlando, for property owned by Janusz Chomick, for variance of the Zoning Regulations: §6-2.1.6 (Non-Conforming New Construction), §6-3.1 (Non-Conforming Setbacks), §14-4 (Setbacks), and §14-6 (Building and Total Coverage), to construct a new 2-story single-family dwelling over allowable Building and Total Coverage with a rear patio, multi-level balcony, and mechanicals in the Setbacks and to find consistency with Coastal Area Management Regulation, located in Residence B District, PID# E04031000.
- **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](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 2<sup>nd</sup> day of July 2024, James Ezzes, Chairman, Zoning Board of Appeals.