



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

July 11, 2024

ACTION MINUTES

The following meeting of the Zoning Board of Appeals was held remotely using Zoom Technology

ZONING BOARD OF APPEALS: Tuesday, July 9, 2024

Public Meeting Started: 6:00 PM. Adjourned: 8:12 PM

Members Present:

James Ezzes – Chairman

Michele Hopson

Elizabeth Wong – Vice Chair

Sheri Gordan

Joseph Scordato – Secretary

RB Benson – in attendance for 233 Hillspoint Rd

Josh Newman

Staff: Michelle Perillie, AICP CFM, Deputy Planning and Zoning Director

I. Public Hearing

- 1. 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*.

Action: Granted

Motion to Grant the Application for the extension of trim and siding to be completed by 08/06/24 and remaining portion of project by 09/03/24: J. Ezzes (2nd S. Gordan)

Vote: In favor (5-0-0): J. Ezzes, E. Wong, J. Scordato, RB Benson, S. Gordan

See attached resolution.

- 2. 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.

Testimony taken and application closed.

Action: Granted

Motion to Grant the Application: J. Newman (2nd E. Wong)

Vote: In favor (5-0-0): J. Ezzes, E. Wong, J. Newman, RB Benson, M. Hopson

See attached resolution

- 3. 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.

Testimony taken and application closed.

Action: Granted

Motion to Grant the Application: J. Scordato (2nd E. Wong)

Vote: In favor (5-0-0): Jim Ezzes, Elizabeth Wong, Josh Newman, RB Benson, Michele Hopson
See attached resolution

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

Testimony was taken and application closed.

Action: Granted

Motion to Grant the Application: J. Ezzes (2nd M. Hopson)

Vote: In favor (5-0-0): Jim Ezzes, Elizabeth Wong, Josh Newman, Joe Scordato, Michele Hopson

See attached resolution.

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.

Application open. Testimony was taken and application closed.

Action: Granted

Motion to Grant the Application: J. Ezzes (2nd J. Newman)

Vote: In favor (5-0-0): Jim Ezzes, Elizabeth Wong, Josh Newman, Joe Scordato, Michele Hopson

See attached resolution.

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

Application open. Testimony was taken and application closed.

Action: Granted

Motion to Grant the Application: J. Ezzes (2nd J. Scordato)

Vote: In favor (5-0-0): Jim Ezzes, Elizabeth Wong, Josh Newman, Joe Scordato, Michele Hopson

See attached resolution.

II. Work Session

- **New Business - None**

- **Old Business**

- **39 Sherwood Drive:** 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.

Application open. Testimony was taken and application closed.

Action: Denied

Motion to Deny the Application: J. Ezzes (2nd E. Wong)

Vote: In favor (5-0-0): Jim Ezzes, Elizabeth Wong, Josh Newman, Joe Scordato, Michele Hopson

See attached resolution.

- **Other ZBA Business – None**

A copy of the Agenda for the Zoning Board of Appeals Public Hearing on April 11, 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 11th July 2024, James Ezzes, Chairman, Zoning Board of Appeals.