



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

August 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](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: 852 4577 4026

Passcode: 703504

ZOOM Link: <https://us02web.zoom.us/j/85245774026?pwd=aGs4czVSUjdtVDI4VCtOSUpvTkcyUT09>

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

**Zoning Board of Appeals: Tuesday, August 13, 2024**

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

### **I. Public Hearing**

- 21 Norwalk Avenue:** #ZBA-24-00339 by Cindy Tyminski, Moon Gardens LLC, on behalf of property owner Steve Warren, for variance of the Zoning Regulations: §6-2.1.6 (New Construction), §13-4 (Setbacks), and §13-6 (Building and Total Coverage), for construction of entry stairs within the Setback and an addition all over allowable Building and Total Coverage, located in the Residence A district, PID# D03150000.
- 3 Hickory Hill Road:** #ZBA-24-00349 by Marlon Dale, Wrens Nest Homes, on behalf of property owner 3 Hickory Hill LLC, for variance of the Zoning Regulations: §6-2.1.6 (New Construction), §6-3.1 (Non-Conforming Setbacks) and §13-4 (Setbacks), for construction of additions that constitute New Construction within the Front Setback, located in Residence A district, PID# D1105000.
- 5 Clinton Terrace:** #ZBA-24-00383 by Hedi Mandel, property owner, for variance of the Zoning Regulations: §6-2.1.7 (Non-Conforming Lots), §6-3.1 (Non-Conforming Setbacks), §12-4 (Setbacks), and §12-6 (Total Coverage), for addition partially within the Front Setback and over Total Coverage, located in Residence AA district, PID# C05102000.

## **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](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 5<sup>th</sup> day of August 2024, James Ezzes, Chairman, Zoning Board of Appeals.