



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

September 17, 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: 818 0967 9476

Passcode: 839698

ZOOM Link: <https://us02web.zoom.us/j/81809679476?pwd=aDliWm81Y29lVjNEUjdUd211NEpWZz09>

Zoning Board of Appeals

Meeting Agenda

Zoning Board of Appeals: Tuesday, September 24, 2024

Via Zoom 6:00 P.M.

I. Work Session

1. **15 Gorham Avenue:** #ZBA-23-00158, Discussion and resolution regarding taking no further legal action on this court case.

II. Public Hearing

2. **222 Hillspoint Road:** #ZBA-24-00496 by Joel Z. Green, Esq. on behalf of property owners 227 Hills LLC of 227 Hillspoint Road, Hillspoint Cove LLC of 223 Hillspoint Road and Ellen van Dorsten of 216 Hillspoint Road, appealing the decision of Mary Young, Planning and Zoning Director, to sign the "Liquor Permit Application: Local Official Approval Addendum" submitted by Romanacci Compo LLC providing Zoning Authority Approval for a "Café (LCA)" Liquor Permit for the business located upon the subject property, located in Residence B district, PID# E04050000.
3. **233 Hillspoint Road:** Review and potential approval of extension of time to complete the new front entry, foundation stone and addition on right side as required in Resolution dated 4/22/24, updated 7/16/24 approving the *Agreement for Modification of Stipulation and Judgement*.
4. **1 Morningside Drive North:** #ZBA-24-00303 by NO Real Estate LLC, property owner, for variance of Zoning Regulations: §34-5 (Parking Requirements), §28-11 (Parking), to permit

relief of two additional parking spaces to accommodate a change from Office use to Medical use, located in Business Preservation District, PID# F09124000.

5. **66 Kings Highway North:** #ZBA-24-00421 by Scott and Margaret Buddenhagen, property owners, for variance of the Zoning Regulations: §12-6 (Total Coverage), to permit expansion of driveway over allowable Total Coverage, located in Residence AA district, PID #C09054000.
6. **78 Hillendale Road:** #ZBA-24-00430 by Kurt Niquette on behalf of property owners Michael Fromm and David Gonzales, for variance of the Zoning Regulations: §12-6 (Total Coverage), to permit construction of new entryway over allowable Total Coverage, located in Residence AA district, PID #F08099000.
7. **25 Hickory Drive:** #ZBA-24-00453 by Louis E. Donofrio, Jr. on behalf of property owner Tammy Lo, Trustee, for variance of the Zoning Regulations: §13-4 (Setbacks) and §13-6 (Building and Total Coverage), to authorize the existing Total Coverage and the existing bay window in the Setback and to construct an addition with driveway expansion over the allowable Building and Total Coverage, located in Residence A district, PID #F09143000.

III. Work Session

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

Dated at Westport, Connecticut on this 17th day of September 2024, James Ezzes, Chairman, Zoning Board of Appeals.

A copy of this Agenda for the Zoning Board of Appeals Public Hearing on September 13, 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.