



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

October 1, 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: 883 3794 9122

Passcode: 972927

ZOOM Link: <https://us02web.zoom.us/j/88337949122?pwd=UmgvTEJHR0FLVS95T2I2aWlWUm5pQT09>

**Zoning Board of Appeals**

**Meeting Agenda**

**Zoning Board of Appeals: Tuesday, October 8, 2024**

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

**I. Public Hearing**

- 1. 222 Hillspoint Road: (Opened without testimony on 9/24/24 and continued to 10/8/24)** #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.
- 2. 64 Kings Hwy N:** #ZBA-24-00411 submitted by owner/applicant Evangelia Tsiropoulos, to permit construction of new Accessory Dwelling Unit (ADU) in the rear setback, in Res. AA district, PID# C09055000.
- 3. 7 Fairfield Ave:** #ZBA-24-00478 applicant Don Fairbanks, on behalf of owner Ken Shubin-Stein, to raise the existing home from El 12.1 to El 13.5 and over allowable height, remove existing front porch, enlarge the side and rear staircases and construct a roof deck over allowable Building and Total Coverage, located in Residence A district, PID# D03097000.
- 4. 4 Rocky Ridge Rd:** #ZBA-24-00551 submitted by owner/applicant Stelian Epure, for grading that has taken place in excess of approved by ZBA in case #ZBA-22-00522;

variances needed for fill height greater than .2 times the distance to the property line, for grading greater than 20% slope, grading within 5' of the lot line and for a variance for total coverage over 25%, associated with the construction of new single family residence located in Res. A district, PID#D07102000.

5. **66 Harbor Rd:** #ZBA-24-00443 submitted by Curt Lowenstein, LANDTECH, on behalf of owner Thomas & Pamela O'Brien, proposing to raise the existing single-family residence to be FEMA compliant, construct additions in the Setbacks and over in Building and Total Coverage, and to find consistency with Coastal Area Management Regulations, located in Res. A district, PID#B0208800.

## **II. Work Session**

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

Dated at Westport, Connecticut on this 1<sup>st</sup> day of October 2024, James Ezzes, Chairman, Zoning Board of Appeals.

A copy of this Agenda for the Zoning Board of Appeals Public Hearing on October 8, 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.