



**Town of Westport**  
**Zoning Board of Appeals**

Town Hall, 110 Myrtle Avenue, Room 203, Westport, CT 06880  
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November 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. 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: 845 5655 1071

Passcode: 272906

ZOOM Link:

<https://us02web.zoom.us/j/84556551071?pwd=YlpwchJYRDZ3bFVnMGtYZE5rKy9HQT09>

**Zoning Board of Appeals**

**Meeting Agenda**

**Zoning Board of Appeals: Tuesday, November 12, 2024**

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

**I. Public Hearing**

- 1. 222 Hillspoint Road: (Opened without testimony on 9/24/24, continued to 10/8/24, and further continued to 11/12/24) #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. **28 Charcoal Hill Rd:** #ZBA-24-00537 submitted by Cindy Tyminski, Moon Gardens LLC, on behalf of property owner Vivian Hsu, for variance of Zoning Regulation: §11-4 (Setbacks) to construct a garage, located in Residence AAA district, PID#E15033000.
3. **238 Hillspoint Rd:** #ZBA-24-00579 submitted by Tanner White Architects, on behalf of property owner 238 Hillspoint LLC, for variance of Zoning Regulations: §6-2.1.6 (Non-conforming new construction), §14-4 (Setbacks), §14-6 (Building and Total Coverage), and §32-8.3.2 (Grading within 5 feet of the lot line) to construct a FEMA compliant single-family dwelling and to find consistency with Coastal Area Management Regulations, located in Residence B district, PID#E04023000.
4. **20 Fairfield Ave:** #ZBA-24-00450 submitted by Jason Raymond, Raymond Design Builders, on behalf of the property owner Christian and Jacqueline Schiavone, for variance of the Zoning Regulation: §13-6 (Building and Total Coverage) to construct a FEMA compliant addition, located in Residence A district, PID#D03086000.

## II. Work Session

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

**Dated at Westport, Connecticut on this 5<sup>th</sup> day of November 2024, James Ezzes, Chairman, Zoning Board of Appeals.**

A copy of this Agenda for the Zoning Board of Appeals Public Hearing on November 12, 2024, is available on-line at [www.westportct.gov](http://www.westportct.gov), on the Planning and Zoning Department web page under "P&Z / ZBA Legal Notices & Agendas".

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.