



Town of Westport
Zoning Board of Appeals

Town Hall, 110 Myrtle Avenue, Room 203, Westport, CT 06880
Telephone (203) 341-1030 | Fax: (203) 454-6145
zba@westportct.gov | www.westportct.gov

ACTION MINUTES

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

ZONING BOARD OF APPEALS: Tuesday, November 12, 2024

Public Meeting Started: 6:00 P.M. **Ended:** 7:30 P.M.

Members Present:

James Ezzes – Chairman

Elizabeth Wong – Vice Chair

Joseph Scordato - Secretary

Josh Newman

Michelle Hopson

Sheri Rabiner-Gordon

R.B. Benson sat for Michelle Hopson

Staff: Amanda Trianovich, CZEO, Deputy Planning and Zoning Director

Mary Young, Former Planning and Zoning Director

I. Public Hearing

- 1. APPEAL DENIED (Upheld Action of P&Z Director): 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.

Action: Testimony received. Hearing closed. J. Ezzes made a motion to uphold the decision of the P&Z Director. S. Gordon seconded the motion.

Vote: AYES: Unanimous 5/0/0 Ezzes; Scordato; Newman; Gordon; Hopson

- 2. GRANTED: 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.

Action: Opened with testimony. Hearing closed. J. Newman made a motion to grant the application as submitted. E. Wong seconded the motion.

Vote: AYES: Unanimous 5/0/0 Ezzes; Wong; Scordato; Newman; Benson

Hardships:

Wetlands: The lot contains 28,129 SF of wetlands which diminish the buildable area to protect the natural resource.

Pre-existing Location of a Structure: The garage reconstruction is proposed to remain on the same foundation which was approved in 1977.

- 3. CONTINUED: 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.

Action: Opened without testimony. Continued to 12/10/24.

- 4. GRANTED: 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.

Action: Opened with testimony. Hearing closed. J. Ezzes made a motion to grant the application as submitted. E. Wong seconded the motion.

Vote: AYES: Unanimous 5/0/0 Ezzes; Wong; Scordato; Newman; Benson

Hardships:

Small Non-conforming Lot: The lot is in Residence A District that has a ½ acre, or 21,780 SF, minimum lot area requirement, and the property is approximately 32% of the minimum lot size at 0.16 acres, or 6,969.6 SF.