



Town of Westport
Zoning Board of Appeals

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WESTPORT™

May 6, 2025

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. 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: 815 9076 7818

Passcode: 706337

ZOOM Link: <https://us02web.zoom.us/j/81590767818?pwd=SiRFLIMmETPCAxz9XGgMDX3MUTRtpf.1>

Zoning Board of Appeals
Meeting Agenda

Zoning Board of Appeals: Tuesday, May 13, 2025
Via Zoom 6:00 P.M.

I. Public Hearing

1. **217 Compo Rd S (Opened without testimony 2/25/25, continued to 3/11/25 where testimony was received, further continued to 4/8/25 and 5/13/25): #ZBA-25-00027** by owners and applicants John Cioffi and Hannan Stryker Feder, for a variance of Zoning Regulations §6-2.1 (Expansion of a non-conforming structure) to construct an accessory dwelling unit (ADU) over the existing non-conforming garage, located in Residence AA District, PID# C05107000. *(Must Close by 6/5/25 with extension on file)*
2. **52 Compo Mill Cove: ZBA-24-00745** by Andy Soumelidis, LANDTECH, on behalf of property owner 52 Compo Mill Cove LLC, for variance of Zoning Regulations §6-2.1 (Expansion of a non-conforming building), §11-2.4.12Ag (Parking for accessory apartment), §13-5 (Height for Residence A District), and §13-6 (Building Coverage for Residence A District) to construct a FEMA compliant addition with an accessory apartment, deck, and shed, located in Residence A District, PID# E0409000.

3. **30 Sue Terrace:** #ZBA-25-00244 by Catherine Walsh, on behalf of property owners Michael & Lynn Shakin, for a variance of Zoning Regulations §6-2.1.6 (Non-conforming New Construction) and §13-6 (Building and Total Coverage) to construct a new single family dwelling, located in Residence A District, PID# E10128000.
4. **16 Westport Ave:** ZBA-25-00172 by Lukas Van Zanten, The O'Dell Group, on behalf of property owner 16 Westport LLC, for variance of Zoning Regulations §6-2.1.6 (Non-conforming New Construction) and §13-6 (Building and Total Coverage for Residence A District) to construct a new FEMA compliant single family dwelling, located in Residence A District, PID# D03153000.
5. **222 Riverside Ave:** #ZBA-25-00184 by Marty Signs, on behalf of property owner Riverside Avenue Properties LLC, for a variance of Zoning Regulation §33-7.3 (One free-standing sign permitted per lot in the RORD) to permit one additional free-standing sign, located in RORD3 District, PID# C08031000.
6. **8 Appletree Trail:** #ZBA-25-00085 by Teresa & Eric Dusch, on behalf of property owner Bluebear Holdings LLC, for a variance of Zoning Regulations §13-4 (Setbacks for Residence A District), §13-5 (Height and Stories for Residence A District), and §13-6 (Building and Total Coverage for Residence A District) to raise the existing house to meet FEMA compliance, construct a series of additions, and to modify the driveway, located in Residence A District, PID# D03051000.

II. Work Session

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

Dated at Westport, Connecticut on this 6th day of May 2025, James Ezzes, Chairman, Zoning Board of Appeals.

A copy of this Agenda for the Zoning Board of Appeals Public Hearing on May 13, 2025, is available on-line at 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 at least three (3) business days prior to the scheduled meeting or event to request an accommodation.