



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

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## **ACTION MINUTES**

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

**ZONING BOARD OF APPEALS:** Tuesday, May 13, 2025

**Public Meeting Started:** 6:00 P.M. **Ended:** 6:40 P.M.

**Members Present:**

James Ezzes – Chairman

Elizabeth Wong – Vice Chairwoman

R.B. Benson

Sheri Rabiner-Gordon, ZBA Alternate, sat for Joseph Scordato – Secretary

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

### **I. Public Hearing**

- 1. 217 Compo Rd S:** #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.

**Action:** Opened without testimony 2/25/25, continued to 3/11/25 and 4/8/25 where testimony was received, continued to 5/13/25 without testimony, and further continued to 5/27/25.

- 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.

**Action:** Opened without testimony and continued to 5/27/25.

- 3. 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.

**Action:** Opened without testimony and continued to 5/27/25.

4. **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.

**Action:** Opened with testimony. Hearing closed. J. Ezzes made a motion to grant the variance as submitted. S. Rabiner-Gordon seconded the motion.

**Vote:** AYES: Unanimous 4/0/0 Ezzes; Wong; Benson; Rabiner-Gordon

**Hardships:**

**Small Non-Conforming Lot:** The subject property is located in a Residence A district, which requires a minimum lot size of 0.5 acres (21,780 square feet). This lot, at approximately 0.277 acres (12,045 square feet), is only 55% of the required minimum. The significantly undersized lot limits the ability to comply fully with current zoning regulations while maintaining reasonable use of the property.

**Reduction in Nonconformity:** The existing propane tank, generator, and shed are proposed to be removed from within the setback areas and the Waterway Protection Line. This will significantly reduce the property's nonconformity and enhance compliance with zoning regulations, while also improving protection of the adjacent natural resources.

5. **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.

**Action:** Opened with testimony. Hearing closed. E. Wong made a motion to grant the variance with the condition of a Non-Conversion Agreement filed on the land records. S. Rabiner-Gordon seconded the motion.

**Vote:** AYES: Unanimous 4/0/0 Ezzes; Wong; Benson; Rabiner-Gordon

**Hardships:**

**Small Non-Conforming Lot:** The subject property is located in a Residence A district, which requires a minimum lot size of 0.5 acres (21,780 square feet). This lot, at approximately 0.11 acres (5,000 square feet), is only 23% of the required minimum. The significantly undersized lot limits the ability to comply fully with current zoning regulations while maintaining reasonable use of the property.

**Reduction in Nonconformity:** The existing house, detached garage with car port, and deck are proposed to be removed from within the setback areas. This will significantly reduce the property's nonconformity and enhance compliance with zoning regulations.

The nonconforming building coverage is being reduced by 11.4%, and total lot coverage is being reduced by 43.5%, significantly improving compliance with zoning regulations.

**FEMA Compliance & Sustainability:** The existing home is not FEMA-compliant, but the new construction will meet FEMA standards, significantly improving safety by incorporating fire- and hurricane-resistant ICF panels and metal frame walls. It will also be a net-zero energy home, generating as much energy as it consumes, with advanced smart electrical systems to optimize energy efficiency and maintenance. This approach not only enhances the home's sustainability but also prioritizes the safety of its occupants in the face of natural disasters.

6. **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.

**Action:** Opened with testimony. Hearing closed. S. Rabiner-Gordon made a motion to grant the variance as submitted. E. Wong seconded the motion.

**Vote:** AYES: Unanimous 4/0/0 Ezzes; Wong; Benson; Rabiner-Gordon

**Hardships:**

**Public Safety & Wayfinding:** The proposed second free-standing sign is essential for both public safety and wayfinding. Currently, drivers often make sudden, unsafe turns into the lot after noticing the commercial business too late. By increasing the visibility of the business from a greater distance, the additional sign will help guide drivers more safely to the lot, reducing abrupt maneuvers and improving traffic flow.

**Corner Lot:** As a corner lot with dual frontage on Riverside Ave and Sylvan Rd South, the property faces unique challenges not typical of standard lots. The increased visibility from two streets can lead to confusion and unsafe driving behaviors, such as sudden turns. A second free-standing sign is necessary to provide clear direction and improve safety for drivers approaching from both streets.

- II. **Work Session**
- **New ZBA Business**
  - **Other ZBA Business**

Respectively submitted by James Ezzes, Chairman, May 13, 2025