



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, June 24, 2025

Public Meeting Started: 6:09 P.M. **Ended:** 7:24 P.M.

Members Present:

James Ezzes – Chairman

Elizabeth Wong – Vice Chairwoman

Joseph Scordato – Secretary

R.B. Benson

Jacqueline Masumian, ZBA Alternate, sat for Josh Newman

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

I. Public Hearing

- 1. 136 Main St: #ZBA-25-00248** by Michael Sambuceti, on behalf of property owner Aubuchon Realty Company Inc., for variance of Zoning Regulation §29-11 (Removal of Existing Parking Spaces) to retain the restriped parking lot, located in Business Center District, PID# C10142000.

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

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

Hardships:

Public Safety: The removal of the existing parking spaces is critical to address serious public safety hazards caused by undersized stalls and a narrow travel path that impeded vehicle maneuverability, emergency access, and pedestrian safety.

Corner Lot: Given the constraints of a corner lot with dual access points, a reduction in existing parking spaces is necessary to allow for a functional and compliant site layout that supports safe vehicle circulation.

- 2. 36 East Main St: #ZBA-25-00192** by owner and applicant RSGF Builders, LLC, for a variance of Zoning Regulations §6-2.1.6 (Non-conforming New Construction), §13-4 (Setbacks for Residence A District), and §13-6 (Building and Total Coverage) to construct a new single family dwelling with inground pool, located in Residence A District, PID# D10129000.

Action: Opened with testimony. Continued to July 8, 2025, so the applicant may address possible discrepancies with building elevations.

3. **48 Woodside Ave:** #ZBA-25-00247 by Cindy Tyminski, Moon Gardens LLC, on behalf of property owner 48 Woodside Ave, LLC, for a variance of Zoning Regulations §6-2.1.6 (Non-conforming New Construction) and §12-6 (Coverage in Residence AA District) to construct a new single family dwelling with inground pool, located in Residence AA District, PID #B10103000.

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

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

Hardships:

Small Non-Conforming Lot: The subject property is located in a Residence AA District, which requires a minimum lot size of 1 acre (43,560 square feet). This lot, at approximately 0.458 acres (19,968 square feet), is only 46% 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.

Flood Hazard Zone: Due to a portion of the lot lying within a flood hazard zone, the buildable area is naturally limited as construction is planned outside this area to reduce risk.

Wetlands: The lot contains 7,415 square feet of wetlands, significantly reducing the available building area and limiting the allowable lot coverage

Reduction in Nonconformity: The existing front steps and detached garage, currently located within the setback areas, are proposed to be removed. This will significantly reduce the property's nonconformity and improve compliance with zoning regulations.

Corner Lot: The corner lot configuration results in multiple front yard setbacks, significantly reducing the buildable area and creating a unique constraint not present on interior lots.

Narrow Lot Width: A portion of the property has a significantly limited buildable width of only 35 linear feet, compared to the 100 linear feet typical of a conforming lot, creating a unique constraint on development.

4. **29 Compo Beach Rd:** #ZBA-25-00113 by Paulo Vicente, on behalf of property owner Joshua and Fume Lewis, for a variance of Zoning Regulations §13-6 (Building and Total Coverage), §13-5 (Number of Stories), and §6-3.3 (Stories for a Non-conforming Lot) to construct FEMA compliant building additions with an Accessory Apartment located in Residence A District, PID# D03011000.

Action: Application was withdrawn on June 18, 2025.

5. **16 Sherwood Dr:** #ZBA-25-00323 by Vincent Hynes, P.E, Redniss & Mead, on behalf of property owner B Gardiner Building LLC, for a variance of Zoning Regulations §6-3.1 (Setbacks for a Non-conforming Lot) and §12-4 (Setbacks for Residence AA District) to install an air conditioner, located in Residence AA District, PID# E05012000.

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

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

Hardships:

Small Non-Conforming Lot: The subject property is located in a Residence AA District, which requires a minimum lot size of 1 acre (43,560 square feet). This lot, at approximately 0.11 acres (5,000 square feet), is only 11% 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.

II. Work Session

- New ZBA Business
- Other ZBA Business

Respectively submitted by James Ezzes, Chairman, June 27, 2025