



**WESTPORT™**

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

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April 14, 2026

**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: 859 0570 8887

Passcode: 000852

ZOOM Link: <https://us02web.zoom.us/j/85905708887?pwd=5Kxsvm8baJL1ld43bx2nKnijU1LKaT.1>

**Zoning Board of Appeals**  
**Meeting Agenda**

**Zoning Board of Appeals: Tuesday, April 21, 2026**  
**Via Zoom 6:00 P.M.**

**I. Public Hearing**

- 1. 12 Sandpiper Rd:** ZBA-26-00111 by John Roundtree on behalf of property owner William W. McCutchen, Jr for a variance of Zoning Regulations §13-4 (Setbacks for Residence A District), §6-2.1 (Expansion of Non-conforming Building), and §6-2.1.7 (Setbacks for Non-conforming Building) to construct a two story addition, located in Residence A District, PID# C01024000.
- 2. 291 Saugatuck Ave:** #ZBA-26-00129 by Cindy Tyminski, Moon Gardens LLC on behalf of property owner Brooklace Real Estate LLC for a variance of Zoning Regulations §6-2.1.6 (Non-conforming new construction), §12-4 (Setbacks for Residence AA District), and §12-6 (Total Coverage for Residence AA District) to construct a new floodplain compliant single family dwelling with a detached garage and parking area and to find consistency with Coastal Area Management Regulations, located in Residence AA District, PID# B03001000.

3. **12 Cockenoe Dr:** #ZBA-26-00069 by Lucien & Maria Vita on behalf of property owner Urbane LLC for a variance of Zoning Regulations §6-2.1.6 (Non-conforming new construction), §6-3.1 (Setbacks on Non-conforming lot), §13-4 (Setbacks for Residence A District), §11-2.4.8A(a) (ADU Building area), §11-2.4.8A(c) (ADU Height) to lift and convert an existing single-family dwelling into a floodplain compliant Accessory Dwelling Unit (ADU) and to construct a new floodplain compliant single-family residence and to find consistency with Coastal Area Management Regulations, located in Residence A District, PID# B01004000.
4. **28 Hitchcock Rd:** #ZBA-26-00113 by LANDTECH on behalf of property owner Saranchon Wongngan for a variance of Zoning Regulation §12-4 (Setbacks for Residence AA District) to construct a covered front porch, located in Residence AA District, PID# D12072000.
5. **9 Parsell Ln:** #ZBA-26-00197 by David Giorlando on behalf of property owners Danielle Shapiro and Michael Nicles for a variance of Zoning Regulations §12-4 (Setbacks for Residence AA District), §6-2.1 (Expansion of Non-conforming Building), and §6-2.1.7 (Setbacks for Non-conforming Building) to construct a second story addition, located in Residence AA District, PID #I07016000.

## II. Work Session

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

**Dated at Westport, Connecticut on this 14<sup>th</sup> day of April 2026, James Ezzes, Chairman, Zoning Board of Appeals.**

A copy of this Agenda for the Zoning Board of Appeals Public Hearing on April 21, 2026, 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.