



WESTPORT™

Town of Westport
Zoning Board of Appeals

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May 5, 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 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: 857 6581 5230

Passcode: 559376

ZOOM Link: <https://us02web.zoom.us/j/85765815230?pwd=RPcViDNO5bvPybEa3CBgT8B2h1vPLF.1>

Zoning Board of Appeals
Meeting Agenda

Zoning Board of Appeals: Tuesday, May 12, 2026
Via Zoom 6:00 P.M.

I. Public Hearing

- 22 Vista Terrace:** #ZBA-26-00268 by Deirdre O'Farrelly on behalf of property owners Daniel Kiely and Gretchen Johanns for a modification to Variance Resolution #ZBA-25-00341 for structural alterations, located in Residence AA District, PID #C04004000.
- 24 Roosevelt Rd:** #ZBA-26-00087 by applicant and owners Grace and Christopher Mulliken for a variance of Zoning Regulations §13-4 (Setbacks for Residence A District), §6-2.1.7 (Expansion of Non-conforming Building in Setbacks), and §6-2.1 (Expansion of Non-conforming Building) to raise the existing garage and convert it, with additions, into a FEMA-compliant Accessory Dwelling Unit, located in Residence A District, PID #D03025000.
- 91 Beachside Ave:** #ZBA-26-00118 by applicant and owners Bradley and Gabriele Topar for a variance of Zoning Regulation §11-4 (Setbacks for Residence AAA District) to construct an inground swimming pool with patio, located in Residence AAA District, PID #H05015000.

4. **4 April Dr:** #ZBA-26-00253 by Scott Kilcoyne on behalf of property owners Behrad Mokhtar-Derakhshan and Monica Kolinsky 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 (Expansion of Non-conforming Building in the Setbacks) for an addition, located in Residence AA District, PID #C12007000.

II. **Work Session**

- **215 Hillspoint Road:** ZBA-22-00420, Ellen van Dorsten, ET AL vs. Zoning Board of Appeals of the Town of Westport, ET AL, Consideration and adoption of a resolution implementing the Superior Court’s Memorandum of Decision dated February 24, 2026, sustaining the appeal and remanding the matter with direction to deny the application.
- **Other ZBA Business**

Dated at Westport, Connecticut on this 5th day of May 2026, James Ezzes, Chairman, Zoning Board of Appeals.

A copy of this Agenda for the Zoning Board of Appeals Public Hearing on May 12, 2026, 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.