



Zoning Board of Appeals
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
Tel: 203-341-1030 Fax: 203-454-6145
www.westportct.gov

June 8, 2023

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. This meeting will also be shown on Optimum Government Access Channel 79 and Frontier Channel 6020. 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: 846 0065 6723

Passcode: 335394

ZOOM Link: <https://us02web.zoom.us/j/84600656723?pwd=ZELicXVnWld2d1NlZjVDcmVma1dFZz09>

Zoning Board of Appeals
Meeting Agenda – Revision #1

Zoning Board of Appeals: Tuesday, June 13, 2023

Zoom 6:00 P.M.

I. Public Hearing

- 1. 4 Danbury Avenue: (Opened with testimony taken on 5/30/23, continued to 6/13/23 and to be further continued to 6/27/23)** Application #ZBA-23-00157 by David Frear, for property owned by David Frear, for variance of the Zoning Regulation: §6-3.3 (Height for Non-Conforming Lot) and §13-5 (Height), for modification of ZBA-20-00426 to authorize Building Height over approved design, located in Residence A district, PID# D03118000.
- 2. 15 Gorham Avenue: (Opened with testimony taken on 5/23/23, continued to 6/13/23 and to be further continued to 6/27/23)** Application #ZBA-23-00158 by Mark Bartolone, AIA, for property owned by Joyce E. Stites, for variance of the Zoning Regulations: §6-2.1 (Expansion of a Non-Conforming Building), §6-2.1.3 (Expansion of Non-Conforming Building and Total Coverage), §6-2.1.6 (Non-Conforming New Construction), §6-3 (Building and Total Coverage on a Non-Conforming Lot), §6-3.1 (Setbacks on a Non-Conforming Lot), §13-4 (Setbacks), §13-6 (Building and Total Coverage), and §34-11.5 (Driveway Slopes), to construct a second-floor addition with a covered front porch, a new walkway with steps, driveway expansion with associated retaining wall, and to retain existing stairs in rear setback over Building and Total Coverage, located in Residence A district, PID# D11027000.

3. **46 and 48 Woodside Avenue:** Application #ZBA-23-00112 by Andy Soumelidis, LANDTECH, for property owned by Uriel and Christine Failla, for variance of the Zoning Regulations: §6-2.1.2 (Relocation of Non-Conforming Coverage), §6-2.1.6 (Non-Conforming New Construction), §6-2.1.7 (Expansion of a Non-Conforming Building in the Setbacks), §6-3.1 (Setbacks for Non-Conforming Lot), §12-4 (Setbacks), and §12-6 (Coverage), to merge the lots and construct additions to existing single-family residence, new detached garage, inground swimming pool, driveway modifications and to convert the existing detached garage into an Accessory Dwelling Unit partially within the Setbacks and over Total Coverage, located in Residence AA District, PID# B09094000 and PID# B10103000.
4. **11 Murvon Court:** Application #ZBA-23-00189 by Cindy Tyminski, Moon Gardens LLC, for property owned by Eymard and Madhurya Chitty, for variance of the Zoning Regulations: §6-2.1.6 (Non-Conforming New Construction) and §13-6 (Building and Total Coverage), to construct a new 2-story, FEMA compliant, single-family dwelling with attached garage, new pervious driveway and rear patio with a built in BBQ over Building and Total Coverage, located in Residence A District, PID# D03040000.
5. **15 Sunrise Road:** Application #ZBA-23-00243 by Todd Denke, for property owned by Todd and Kathleen Denke, for variance of the Zoning Regulations: §6-2.1.6 (Non-Conforming New Construction), §6-3.1 (Setbacks for Non-Conforming Lot), §13-4 (Setbacks), and §13-6 (Building and Total Coverage), to construct a new single-family residence partially in the Setback, to construct an inground swimming pool and for a driveway modification over in Building and Total Coverage, located in Residence A District, PID# B06132000.
6. **17 Evergreen Avenue:** Application #ZBA-23-00224 by Cindy Tyminski, Moon Gardens LLC, for property owned by Mark A and Jolelle Malec, for variance of the Zoning Regulation: §13-6 (Total Coverage), to construct a pool with a water feature over Total Coverage, located in Residence A district, PID# 10015000.

II. Work Session

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

A copy of the Agenda for the Zoning Board of Appeals Public Hearing on June 13, 2023, is available on-line at www.westportct.gov, on the Planning and Zoning Department web page under "Planning & Zoning Department".

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.

Dated at Westport, Connecticut on this 8th day of June 2023, James Ezzes, Chairman, Zoning Board of Appeals.