



Town of Westport
Zoning Board of Appeals
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
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www.westportct.gov

LEGAL NOTICE OF DECISIONS

Notice is hereby given that at a meeting held on October 6, 2020 the Westport Zoning Board of Appeals took the following action:

- 1. GRANTED WITH CONDITIONS: 4 Danbury Avenue:** Application #ZBA-20-00426 by Barr Associates LLC for property owned by David Frear for variance of the Zoning Regulations: §13-4 (Setbacks), §13-6 (Coverage), §6-2.1.3 (Converting deck to interior space), §6-2.1.7 (Expanding building in setbacks), and §6-3.1 (Non-conforming lot setbacks) to lift existing house for FEMA compliance, add new roof, new entryways and two second floor additions in setbacks plus additional driveway, over coverage located in Residence A district, PID# D03118000.
- 2. GRANTED IN PART / DENIED IN PART: 61 Kings Highway South:** Application #ZBA-20-00364 by Barr Associates, LLC for property owned by GEORGE A & SHANNON S VINDIOLA for variance of the Zoning Regulation: §13-6 (Coverage) to retain existing pool and driveway and to construct deck additions, located in Residence A district, PID#B07046000.
- 3. GRANTED: 10 Bradley Street:** Application #ZBA-20-00405 by Barr Associates LLC for property owned by Thomas A. Dippel and Ann Nolte for variance of the Zoning Regulations: §32-8.3.2 (Slopes shall not exceed five (5) horizontal to one (1) vertical (20%)) and §32-8.2.3 (No portion of any lot shall be filled or excavated to a height or depth greater than ten (10) feet above or below the existing natural grade) to retain existing grading and retaining walls within 5' of the property line and exceeding a ratio of 0.2 relative to the distance from the property line, located in Residence A district, PID#D03060000.
- 4. DENIED: 233 Hillspoint Road:** ZBA Application #ZBA-20-00305 by 233 LLC c/o Philip C. Pires for property owned by 233 LLC c/o Gilbert Cohen for variance of the Zoning Regulations: §6-2.1.6 (Non-conforming structure expansion, extension, or alteration), §6-3.1 (Setback for a non-conforming lot), §14-4 (Setback in Residence B zone), and §14-6 (Coverage in Residence B zone) and to modify the existing variance approval, ZBA #7629, to construct a single family residence, and to find consistency with the Coastal Area Management (CAM) Act, located in Residence B zone, PID#E04107000.

A copy of the Legal Notice of Decision is available on-line at www.westportct.gov, on the Planning and Zoning Department main page. Due to the closing of Town Hall to the public during the COVID-19 emergency, and pursuant to the Governor's Executive Order #71, the Legal Notice of Decision cannot be viewed at the Westport Town Clerk's Office or the Westport Planning and Zoning Office at this time.

Dated in Westport, CT, October 7, 2020
James Ezzes, Chairman, Zoning Board of Appeals.