



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

LEGAL NOTICE OF DECISIONS

Notice is hereby given that at a meeting held on October 20, 2020 the Westport Zoning Board of Appeals took the following action:

- 1. GRANTED WITH CONDITIONS: 124 Riverside Avenue:** Application #ZBA-20-00348 by CMOA/ Erika Wright for property owned by 124 Riverside Ave Condos for variance of the Zoning Regulations: §13-4 (Setbacks) and §13-6 (Coverage) to modify condition #2 in variance case #3068, requiring driveway to be gravel and to permit asphalt and for driveway expansion over total coverage permitted in case #3068 (34%), and to retain existing shed in setbacks and over building and total coverage maximums, located in Residence A district, PID#C08035000.
- 2. GRANTED: 7 Bradley Street:** Application #ZBA-20-00438 by Don W. Fairbanks for property owned by Jeffrey Graybill & Laura Hull for variance of the Zoning Regulations: §13-6 (Coverage), §6-2.1.2 (Non-conforming building coverage), and §6-2.1.6 (Non-conforming new construction) to construct a pool and raise the house to be FEMA compliant with additions over building and total coverage, located in Residence A district, PID#D03110000.
- 3. GRANTED WITH CONDITIONS: 8 Harbor Road:** Application #ZBA-20-00477 by Janet Bianchini for property owned by Janet Bianchini for variance of the Zoning Regulations: §13-6 (Coverage) and §6-2.1.6 (Non-conforming new construction) to construct a pool and patio, located in Residence A district, PID#A02023000.
- 4. GRANTED: 3 Snowflake Lane:** Application #ZBA-20-00644 by Paul and Kristen Ledenko for property owned by Paul and Kristen Ledenko for variance of the Zoning Regulation: §11-4 (Setbacks) to construct a pool, located in Residence AAA district, PID#D17037000.
- 5. DENIED WITHOUT PREJUDICE: 9 Surf Road:** Application #ZBA-20-00689 by Patricia M. Miller, Residential Design, LLC for property owned by Christopher & Nicola Thom for variance of the Zoning Regulation: §13-5 (Height), §13-6 (Coverage), §6-2.1.3 (Enclosing non-conforming building coverage), §6-2.1.6 (New non-conforming coverage), and §6-3.3 (Non-conforming height) to convert lower level to storage and bring into FEMA compliance; to construct a new second floor, new front entry, addition over covered porch, pergola, bbq and expand pool over building and total coverage and over allowable building height, and to find consistency with the Coastal Area Management (CAM) Act, located in Residence A district, PID#B01016000.

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 21, 2020
James Ezzes, Chairman, Zoning Board of Appeals.