



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 November 10, 2020 the Westport Zoning Board of Appeals took the following action:

1. **GRANTED 33 Hickory Drive:** Application #ZBA-20-00369 by Danielle Costa for property owned by Bridgewell Capital LLC for variance of the Zoning Regulations: §13-6 (Non-conforming building and total coverage in Residential A zone), §6-1.2 (Expansion of existing non-conforming building), §6-2.1.2 (Non-conforming building coverage relocation), §6-2.1.3 (Enclosing non-conforming building coverage), and §6-2.1.6 (New non-conforming coverage) for additions and renovations to existing single family dwelling to add a second floor with an increase in the existing non-conforming building coverage, located in the Residence A district, PID#F09147000.
2. **GRANTED: 6 Manitou Court:** Application #ZBA-20-00521 by Mel Barr, Barr Associates LLC for property owned by 6 Manitou Ct. LLC for variance of the Zoning Regulations: §11-4(Setbacks), §6-3.1(Setbacks for Non-Conforming Lot), §6-2.1.4 (Expansion of non-conforming structure), §6-2.1.6 (Expansion for non-conforming new construction), §6-2.1.7 (Non-conforming expansion in setbacks), §31-11.3.5a (New construction in flood zone VE), and §31-7 (Setbacks from waterbody) for additions and renovations, constituting new construction, to bring house into FEMA compliance, located in Residence AAA district, PID#C05039000.
3. **GRANTED WITH CONDITIONS: 30 Island Way:** Application #ZBA-20-00666 by Gail M. Coykendall for property owned by John & Gail Coykendall for variance of the Zoning Regulations: §13-4 (Setbacks in Residential A district), and §6-3.1 (Non-conforming Lot Setbacks) to retain pool cover and coping, pool mechanicals and equipment, and utility deck in setbacks, located in Residence A district, PID# B01057000.
4. **GRANTED WITH CONDITIONS: 7 Drumlin Road:** Application #ZBA-20-00683 by Adam Klyver for property owned by John & Jennifer Meehan for variance of the Zoning Regulations: §12-6 (Total Coverage) to construct a 2nd story addition and expansion of the driveway with new retaining wall and steps, located in Residence AA district, PID#D06045000.
5. **GRANTED IN PART/ DENIED IN PART: 355 Riverside Avenue:** Application #ZBA-20-00611 by Eric D. Bernheim for property owned by 285 & 355 Riverside LLC for variance of the Zoning Regulations: §24-10 (GBD Signage), §33-8.2.4 (Each unit occupancy above the first floor may display a sign on the inside of one (1) window serving said unit of occupancy), §33-8.4.1 (Only one (1) free-standing sign shall be permitted on a lot), §33-8.4.5 (All free-standing signs shall not exceed a total surface area of thirty-two (32) square feet), and §33-8.4.6 (No sign shall be located within fifty (50) feet of the boundary of a Residence District) to install one 40 sq. ft. free standing sign at the entrance of the property and a 7.7 sq. ft. free standing sign directing traffic to the lower parking lot, The Board voted to deny the two window/door signs for the tenant on the second floor totaling 2.8 sq. ft, located in General Business District/ Residence A district, PID#C07006000.

6. GRANTED: 23 Drumlin Road: Application #ZBA-20-00765 by Scott Maronna for property owned Scott Maronna for variance of the Zoning Regulations: §12-4 (Setbacks) to install 10' x 26' inground pool in the rear setback, located in the Residence AA district, PID#H09157000.

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, November 12, 2020
James Ezzes, Chairman, Zoning Board of Appeals.

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