



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 March 16, 2021 the Westport Zoning Board of Appeals took the following action:

- 1. Granted in Part/Denied in Part: 45 Beachside Avenue:** Application #ZBA- 21-00040 by Mel Barr, Barr Associates LLC, for property owned by Steven Pregiato Tr. for variance of the Zoning Regulations: §6-2.1.7 (Expansion of a non-conforming structure), §11-2.4.8 (Accessory building shall not exceed 300 sq.ft., 1 story and a height of sixteen 16 feet, and more than 2 water use fixtures), §11-4 (Setbacks in Residence AAA district), and §11-5 (Height in Residence AAA district) to convert an existing shed into a two story 360 sq.ft. pool house, height of 17' to the midpoint of the roof, and a covered porch addition and denied the request for more than 2 water fixtures, located in Residence AAA district, PID# H05002000.
- 2. Granted: 3 Harborview Road:** Application #ZBA-21-00077 by Julie Diedrich for property owned by Samuel & Julie Diedrich for variance of the Zoning Regulations: §6-2.2 (Non-conforming Coverage), and §13-6 (Coverage in Residence A district) to retain existing driveway, located in Residence A district, PID#C08081000.
- 3. Granted: 278 Post Road East:** Application #ZBA-21-00090 by Sign Design & JC Awning for property owned by 278 Post Road E Westport LLC for variance of the Zoning Regulations: §33-8.4.1 (Only one (1) free-standing sign shall be permitted on a lot provided that it has at least one hundred (100) feet of street frontage on one street), §33-8.4.5 (All free-standing signs except for a unified shopping center shall not exceed a total surface area of thirty-two (32) square feet), and §33-8.4.7 (All signs shall be at least fifteen (15) feet from any property line) to install a 49.526 sq.ft. double sided free standing sign over 32 sq. ft. and 2.5' from property line, located in Business Preservation District (BPD) / Residence A district, PID# D09128000.

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, March 17, 2021 James Ezzes, Chairman, Zoning Board of Appeals.