



**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](http://www.westportct.gov)

## LEGAL NOTICE OF DECISIONS

Notice is hereby given that at a meeting held on July 13<sup>rd</sup>, 2021 the Westport Zoning Board of Appeals took the following action:

- 1. Granted: 2 Northside Lane** Application #ZBA-21-00300 by Harrison Gill for property owned by Geoffrey & Eileen K. Baldwin for variance of the Zoning Regulations: §6-2.1.7 (alteration of a non-conforming building), and §11-4 (setbacks for residence AAA district) to construct a second-floor addition over the existing footprint located in Residence AAA district, PID# E14015000.
- 2. Granted: 296 Greens Farms Road:** Application #ZBA-21-00329 by Jeffrey Ulness & Barbara Bove for property owned by Jeffrey Ulness & Barbara Bove for variance of the Zoning Regulations: §5-2 (regularity factor definition), and §11-3 (residence AAA lot area & shape) to combine three existing, contiguous parcels into a single lot of 0.454 acres. The three parcels are: A-1, 296 Greens Farms Road, PID#H06016000; A-2, a 1,479 SF portion of former Polly Morehouse Lane; and A-3, a 7,156 SF triangular lot acquired from State of CT in 2018 shown on certain deed Vol 3896, Page 210, located in Residence AAA district.
- 3. Granted: 9 Sterling Drive:** Application #ZBA-21-00375 by William Achilles, Achilles Architects for property owned by Ilka Gregory for variance of the Zoning Regulation: §6-2.1.3 (expansion of non-conforming building coverage), §6-2.1.6 (non-conforming new construction), §6-2.1.7 (alteration of a non-conforming building), §12-4 (setbacks for residence AA district), and §12-6 (coverage for residence AA district) to construct a 1 story rear addition with a car port below and driveway modifications, 2nd floor addition with an attic above and deck and, located in Residence AA district, PID# E05009000.
- 4. Granted in Part/Denied in Part: 38 Fairfield Ave:** Application #ZBA-21-00398 by William Achilles, Achilles Architects for property owned by Lois K. Backon, Trust for variance of the Zoning Regulation: §6-2.1.6 (non-conforming new construction), §6-2.1.7 (alteration of a non-conforming building), §13-4 (setbacks for residence A Zone), and §13-6 (coverage for residence A Zone), to construct a 392sf. inground swimming pool is **denied** and patio, deck, and stair modifications is **granted**, located in Residence A district, PID# D04095000.
- 5. Granted: 10 Appletree Trail:** Application #ZBA-21-00407 by Nicholas Vitti, Esq, Murtha Cullina LLP for property owned by Judith Udell for variance of the Zoning Regulation: §6-3.1 (setback for non-conforming lots), and §13-4 (setbacks for residence A Zone) to install a generator on the north side of the property, located in Residence A district, PID# D03050000.

A copy of the Legal Notice of Decision is available on-line at [www.westportct.gov](http://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 #7I, 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, July 14, 2021 James Ezzes, Chairman, Zoning Board of Appeals.