



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 January 11, 2022, the Westport Zoning Board of Appeals took the following action:

- 1. DENIED: 9 Green Acre Lane:** Application #ZBA-21-00780 by Bryan Nesteriak, B&B Engineering, LLC, for property owned by Jonathan and Jessica Manela for variance of the Zoning Regulation: §32-8.2.3 (Fill height more than 20% relative to property line) and §32-8.3.2 (Grading within 5 feet of the property line) To remove the existing retaining wall located on the West side property line and the portion on the neighboring property and to construct a new retaining wall within the property boundaries with fill height exceeding a ratio of 0.20 relative to the distance from the property line and fill within five (5) feet of the lot line, located in Residence AA district, PID #D07059000.
- 2. GRANTED: 2 Scherer Court:** Application #ZBA-21-00719 by Pete Romano, LANDTECH, for property owned by Seth & Corri Neckritz for variance of the Zoning Regulation: §12-6 (Total Coverage) to construct addition to single-family home and expand driveway over allowable Total Coverage, located in Residence AA district, PID#B08030000.
- 3. GRANTED IN PART/DENIED IN PART: 42 Spriteview Ave:** Application #ZBA-21-00900 by Anthony Minichetti Architects for property owned by Jeffrey Green for variance of the Zoning Regulation: §6-2.1.3 (Alteration of non-conforming building coverage), §6-2.7 (Expansion of a building in the setback), §13-4 (Setbacks), §13-5 (Height in residence A district), and §13-6 (Building and Total Coverage) to construct additions to front of the single family house with new front steps over Building and Total Coverage was GRANTED; to construct a front overhang over an existing deck; to construct an exterior staircase to access the second-floor balcony with an outdoor shower underneath over Building and Total Coverage and in the rear setback; and to construct a rooftop pergola in the Setback and over allowable Building Height was DENIED, located in Residence A district, PID# B01046000.

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 #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, January 12, 2022, James Ezzes, Chairman, Zoning Board of Appeals.