



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 February 22, 2022, the Westport Zoning Board of Appeals took the following action:

1. **GRANTED: 27 Edgewater Hillside:** Application #ZBA-21-00889 by William Achilles, Achilles Architects, for property owned by Mark A. & Deborah C. Ritter for variance of the Zoning Regulation: §13-6 (Building and Total Coverage) to modify unpermitted exterior deck over Building and Total Coverage, located in Residence A district, PID#E05083000.
2. **GRANTED with CONDITIONS: 17 Maple Ave South:** Application #ZBA-22-00022 by Jake Vanderkamp, for property owned by Nana Amma Pokuaa Anane-Frempong for variance of the Zoning Regulations: §6-2.1.6 (New Construction), §6-2.1.7 (Expansion of a Non-Conforming Building in Setbacks), §6-3.1 (Setbacks for Non-Conforming Lots), §13-4 (Setbacks), and §13-6 (Building and Total Coverage) for a 2 ½ story addition in front setbacks and driveway expansion over Building and Total Coverage, located in Residence A district, PID#H09188000.
3. **GRANTED with CONDITIONS: 10 Bay Street:** Application #ZBA-21-00869 by Philip Cerrone, Architect, for property owned by 10 Bay Street Property LLC for variance of the Zoning Regulations: §29-5 (Height & Number of Stories), §29-8.1 (Maximum Floor Area), §29-8.2 (Floor Area Ratio), and §29-11 (Parking and Loading) to modify the parking lot to include one handicap space and to construct a 3-story lobby with elevator addition to the rear of the building over allowable height, number of stories, FAR, and maximum floor area, located in Business Center District/ VDO (Village District Overlay), PID# C09156000.
4. **GRANTED: 135 Hillandale Road:** Application #ZBA-22-00038 by Nathaniel and Hrefna Martin, for property owned by Nathaniel and Hrefna Martin for variance of the Zoning Regulation: §13-6 (Building and Total Coverage) to construct an attached two-car garage, expansion of driveway area with a retaining wall, and authorization of driveway expansion all over allowable coverage, located in Residence A/AA districts, PID#G08039000.

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, February 23, 2022, James Ezzes, Chairman, Zoning Board of Appeals.