



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 April 12, 2022, the Westport Zoning Board of Appeals took the following action:

- 1. GRANTED WITH CONDITIONS: 65 Easton Road:** Application #ZBA-22-000209 by Westport Board of Education for property owned by Town of Westport for variance of the Zoning Regulation: §11-6 (Coverage) to install modular classrooms over allowable coverage, located in Residence AAA district, PID# D16024000.
- 2. GRANTED: 34 Bermuda Road:** Application #ZBA-22-00074 by Philip Cerrone, Architect, for property owned by Christopher & Deborah Anderson, for variance of the Zoning Regulations: §6-2.1 (Expansion, Extension or Alteration) §6-2.1.3 (Expansion of Non-Conforming Building Coverage), and §13-6 (Building and Total Coverage) to construct cupola; rebuild and expand existing deck and replace deck stairs; and rebuild family room, over Building and Total Coverage, located in Residence A district, PID# B02017000.
- 3. GRANTED: 6 Sea Spray Road:** Application #ZBA-22-00118 by Douglas Bassett for property owned by 6 Sea Spray Road LLC, for variance of the Zoning Regulations: §6-2.1.2 (Transferring Non-conforming Building Coverage), and §13-6 (Building Coverage) to install an exterior stair, located in Residence A district, PID# B02150000.
- 4. GRANTED WITH CONDITIONS: 36 Oak Street:** Application #ZBA-22-00144 by William Achilles, Achilles Architects for property owned by Julia G. Smith for variance of the Zoning Regulations: §6-2.1.3 (Expansion of Non-Conforming Building Coverage), §6-2.1.7 (Expansion of Non-Conforming Deck), §13-4 (Setbacks), and §13-6 (Building & Total Coverage) to retain the front covered porch, tennis court, and decks over Building and Total coverage and a deck expansion in the setback, located in Residence A district, PID# C12074000.
- 5. GRANTED: 40 Post Road East:** Application #ZBA-22-00164 by Jeremy Tuttle for property owned by Winwest Post LLC, for variance of the Zoning Regulation: §33-8.2.4 (For signage not in window and more than 6 square feet) for installation of a new signage and awning on 1st floor for 2nd floor tenant, located in commercial BCD/H-VDO district, PID# C09153000.

6. **GRANTED: 38 Washington Ave:** Application #ZBA-22-00183 by Tanner White, Architect, for property owned by Susan Leone, for variance of the Zoning Regulations: §6-2.1 (Expansion, Extension or Alteration), and §13-6 (Building and Total Coverage) to modify #ZBA-21-00180 to retain the existing detached garage in lieu of new attached garage which results in an increase in Building and Total Coverage, located in Residence A district, PID# D10038000.
7. **GRANTED: 17 Meadow Lane:** Application #ZBA-22-00192 by William Achilles, Achilles Architects, for property owned by Richard Betz Benson II, for variance of the Zoning Regulations: §6-2.1.3 (Expansion of non-conforming Building Coverage), §6-2.1.7 (Expansion of a non-conforming deck n), §6-3.1 (Setbacks for Non-Conforming Lots), §13-4 (Setbacks) and §13-6 (Building Coverage) to raise the existing single-family dwelling to be FEMA compliant; to construct new additions in the front and rear of the dwelling; to add new exterior entry stairs; to add a new AC unit; and to construct a new gravel driveway, located in Residence A district, PID#E05061000.

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, April 13, 2022, James Ezzes, Chairman, Zoning Board of Appeals.