



**Town of Westport**  
**Zoning Board of Appeals**  
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The Westport News:  
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## **LEGAL NOTICE OF HEARING**

**SPECIAL NOTICE ABOUT PROCEDURES FOR THIS ELECTRONIC MEETING:**

*Pursuant to “Public Act 22-3”, there will be no physical location for this meeting. This Meeting will be held electronically and live streamed on [www.westport.com](http://www.westport.com) Meeting materials are available at <https://www.westportct.gov/government/departments-a-z/planning-and-zoning-department/zba-pending-applications>. Instructions to attend the ZOOM meeting will be posted on the agenda for this meeting on the Meeting List and Calendar page at [www.westport.com](http://www.westport.com)*

The **Zoning Board of Appeals** of Westport will hold a remote meeting on Tuesday, July 26, 2022, at 6:00 P.M. to review the following items:

- 1. 11 Deerwood Road:** Application #ZBA-22-00283 by John Garmet, for property owned by John Garmet, for variance of the Zoning Regulation: §32-8.3.2 (Maximum Fill or Excavation Quantity), to authorize excavation and fill activities, including construction of a retaining wall, that result in fill height in excess of the maximum 0.20 ratio relative to the distance from the rear property line, located in Residence AA district, PID #E11031000.
- 2. 79 Newtown Turnpike:** Application #ZBA-22-00287 by Catherine Walsh, for property owned by Chabad Lubavitch of Westport, for variance of the Zoning Regulation: §6-2.1.7 (Relocation of dumpster in setback), §12-4 (Setbacks) and §32-9 (Unscreened dumpsters in setbacks), to modify ZBA #7641 to remove the condition to have dumpsters fenced in, to authorize retaining the play structures within the Setback, to relocate the dumpsters in the Setback and leave them unscreened, located in Residence AA district, PID #A14006000.
- 3. 52 Morningside Drive South:** Application #ZBA-22-00428 by Peter Cadoux Architects, for property owned by Jordan & Juliana Bulger, for variance of the Zoning Regulation: §11-4 (front setbacks) to extend an existing 1-story covered porch into the front setbacks, located in Residence AAA district, PID #G08006000.

4. **42 Washington Ave:** Application #ZBA-22-00445 by Matthew & Lori Lustig, for property owned by Matthew & Lori Lustig, for variance of the Zoning Regulation: §13-6 (Building and Total Coverage), to modify previously approved variance case #20-00288 for construction of a smaller one car attached garage over Building and Total Coverage, located in the Residence A district, PID #D10036000.
5. **45 Jesup Road:** Application #ZBA-22-00474 by Helen McAlindan, Homes with Hope, for property owned by the Town of Westport, for variance of the Zoning Regulation: §29-4 (Setbacks), to construct a shed dormer on existing building partially within the front setback, located in the Business Center District and Village District Overlay (BCD/VDO district), PID #C09154000.

Dated at Westport, Connecticut on this 15<sup>th</sup> day of July and 22<sup>nd</sup> day of July 2022  
Jim Ezzes, Chairman, Zoning Board of Appeals.