



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

To be inserted in the Norwalk Hour
On: Friday, December 2, 2022

LEGAL NOTICE OF DECISIONS

Notice is hereby given that at a meeting held on November 29, 2022, the Westport Zoning Board of Appeals took the following action:

- 1. GRANTED WITH CONDITIONS: 7 Hawthorne Lane:** Application #ZBA-22-00565 by Tanner White for property owned by Ria and Josh Nova, for variance of the Zoning Regulations: §6-2.1.6 (Non-Conforming New Construction); §11-4 (Setbacks); and §32-8.3.2 (Manmade Steep Slopes) to construct a new 3-story single family residence with three car garage partially located in the side Setback and for grading that does not conform to §32-8, located in Residence AAA district, PID # G12042000.
- 2. GRANTED: 8 Scofield Place:** Application #ZBA-22-00566 by Cindy Tyminski, for property owned by Pamela Duckworth, for variance of the Zoning Regulation: §13-6 (Building and Total coverage), for construction of pool, and removal of an existing portion of the driveway, located in Residence A district, PID# B02079000.
- 3. GRANTED: 11 Soundview Avenue:** Application #ZBA-22-00683 by Jay Ptashek, for property owned by Karen Elizaga and Andree Tsai, Trustees, for variance of the Zoning Regulation: §6-2.1.7 (Enclosure of a balcony in the Setbacks), and §13-4 (Setbacks), to enclose the attic balcony in the Setbacks, located in Residence A district, PID# D03144000.
- 4. GRANTED: 22 Appletree Trail:** Application #ZBA-22-00684 by Goldan Home LLC, for property owned by Goldan Home LLC, for variance of the Zoning Regulation: §13-6 (Building Coverage) and §6-2.1.6 (New Construction), for proposed new FEMA compliant single-family residence and driveway, over Building Coverage in Res. A zone, located in Residence A district, PID# D04102000.
- 5. GRANTED: 45 Kings Highway North:** Application #ZBA-22-00703 by Mark Hanrahan and Mary Sachs-Hanrahan, for property owned by Mark Hanrahan and Mary Sachs-Hanrahan, for variance of the Zoning Regulation: §6-2.1.7 (Expansion of a non-conforming garage in the Setbacks), §6-3.1 (Setbacks for Non-Conforming lot) and §12-4 (Setbacks), to construct a second story addition over the existing garage and conversion into an Accessory Dwelling Unit partially within the Setbacks, located in Residence AA district, PID# B09116000.

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 on Westport, CT, November 30, 2022, James Ezzes, Chairman, Zoning Board of Appeals.