



Town of Westport
Zoning Board of Appeals
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LEGAL NOTICE OF HEARING

SPECIAL NOTICE ABOUT PROCEDURES FOR THIS ELECTRONIC MEETING:

Pursuant to State Law, there will be no physical location for this meeting. This meeting will be held electronically and live streamed on www.westportct.gov. This meeting will also be shown on Optimum Government Access Channel 79 and Frontier Channel 6020. The public may attend using the link to be published on the agenda prior to the meeting. The meeting agenda is available at www.westportct.gov on the [“Meeting List and Calendar”](#) web page. Public testimony may be offered during a Public Hearing by joining the meeting. Written comments may also be received prior to any Public Hearing and should be sent to ZBA@westportct.gov by 12:00pm on the day of the meeting if intended to be distributed for consideration by members of the Zoning Board of Appeals. Written comments received after 12:00pm on the day of the meeting will be entered into the record. Meeting materials submitted are available at www.westportct.gov, on the Zoning Board of Appeals Department web page under [“ZBA Pending Applications & Recent Approvals”](#).

The **Zoning Board of Appeals** of Westport will hold a remote meeting on
Tuesday, March 28, 2023, at 6:00 P.M. to review the following items:

- 1. 55 Washington Avenue:** Application #ZBA-23-00046 by Cindy Tyminski, for property owned by Michael and Anne Ford, for variance of the Zoning Regulations: §6-2.1.6 (Non-Conforming New Construction), §13-6 (Building and Total Coverage), §13-5 (Height in Stories) to construct an addition over Building and Total Coverage and over allowable number of stories and driveway expansion over Total Coverage, located in Residence A district, PID# D10046000.
- 2. 67 Kings Highway N:** Application #ZBA-23-00059 by Paul Lenihan, for property owned by Paul and Lisa Lenihan, for variance of the Zoning Regulations: §6-2.1.7 (Expansion of Non-Conforming Building), §6-3.1 (Non-Conforming Lot Setbacks), §12-4 (Setbacks), and §12-6 (Total and Building Coverage) to construct a garage/accessory dwelling over Total Coverage and in the side Setback, located in Residence AA district, PID #C09021000.

3. **41 Ludlow Road:** Application #ZBA-23-00079 by Deanne McGuinn, for property owned by Ian and Deanne McGuinn, for variance of the Zoning Regulation: §6-3.1 (Non-Conforming Setbacks) and §12-4 (Side Setbacks) to retain location of heat pump and A/C unit in the side Setback, located in Residence AA district, PID# C09009000.
4. **164 Kings Highway N:** Application #ZBA-23-00083 by NB I Realty, LLC, for property owned by NB I Realty, for variance of the Zoning Regulations: §33-8.4.1 (100ft of frontage for free-standing sign), §33-8.4.6 (Free-standing sign within 50ft of a boundary) and §33-8.4.7 (Free-standing sign within 15ft of property line) to construct a new free-standing sign, located in Restricted Business District, PID #C10099000.
5. **16 Buena Vista Drive:** Application #ZBA-23-00092 by Cindy Tyminski, for property owned by James and Suzanne Jesse Tr, for variance of the Zoning Regulations: §12-6 (Total Coverage), §32-8.2.3 (Fill height exceeding 0.2 relative to the distance to property line) and §32-8.3.2 (Grading within 5 feet of property line) to construct a driveway expansion over Total Coverage and to authorize existing grading that does not conform to §32-8, located in Residence AA district, PID# D04075000.