



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 published in
The Westport News:

On: Friday, December 1, 2023, and Friday, December 8, 2023

LEGAL NOTICE OF HEARING

SPECIAL NOTICE ABOUT PROCEDURES FOR THIS ELECTRONIC MEETING:

Notice is hereby given that the Westport Zoning Board of Appeals will hold a remote meeting on Tuesday, December 12, 2023, at 6:00 P.M.

The public may attend using the link to be published on the meeting agenda. Meeting agendas are available one week prior to the meeting on the Town's website www.westportct.gov on the "Meeting List and Calendar" web page.

The **Zoning Board of Appeals** of Westport will hold a remote meeting on Tuesday, December 12, 2023, at 6:00 P.M. to review the following items:

- 36 Riverside Avenue:** Application #ZBA-23-00481 by Cindy Tyminski, Moon Gardens LLC, for property owned by Pietro and Janine Scotti TR, for variance of the Zoning Regulations: §11-2.4.12A (d) (Accessory Apartment), §11-2.4.12A (g) (Accessory Apartment Parking), §24-4 (Setbacks), §24-6 (Building Coverage), §24-11 (Parking), §34-5 (Parking Requirements) and §34-6.2 (Parking Required on Same Lot), for a Change of Use from mixed use to single family dwelling with Accessory Apartment over allowable size, to rebuild exterior stairs in the Setbacks, and to install new mechanical pad on a lot with no on-site parking and over allowable Building Coverage, located in General Business District, PID# C09103000.
- 125 and 139 Kings Highway N:** Application #ZBA-23-00575 by Cindy Tyminski, Moon Gardens LLC, for property owned by 728 willows LLC, WG Ocala FL LLC and Braidmax LLC, for variance of the Zoning Regulations: §35-2.2.1 (Parking in Landscape Buffer), §34-11.5 (Grading), §12-6 (Coverage), to reorganize the existing parking lot to construct eight (8) additional parking spaces at 125 Kings Highway N located in the landscape buffer and two (2) spaces of which will not meet the required grade located in Residence AA District, PID# C10039000 and C11049000.
- 1076 Post Road East:** Application #ZBA-23-00580 by Frederick W. Hoag, Architect, for property owned by Post Plaza LLC, for variance of the Zoning Regulations: §6-2.1.2 (Relocation of Non-Conforming Coverage), §6-2.1.6 (Non-Conforming New Construction), §25-4 (Setbacks), and §35-2.2.1 (Landscape Buffer), to construct a new 2-story restaurant with outdoor dining and drive-in without the required landscape buffer and with relocated non-conforming Coverage, located in Highway Service District, PID# F09050000.

4. **1 Ivanhoe Lane:** Application #ZBA-23-00648 by Eymard Chitty, CLH Compo LLC, for property owned by C L H Compo LLC, for variance of the Zoning Regulations: §13-4 (Setbacks), and §6-2.1.7 (Expansion of Non-Conforming Structure), to authorize existing vertical expansion of a structure located in the front Setback and for new A/C unit within the Setback, located in Residence A District, PID# C07180000.

Dated at Westport, Connecticut on this 1st and 8th day of November, Jim Ezzes, Chairman, Zoning Board of Appeals.