



Town of Westport

Zoning Board of Appeals

Town Hall, 110 Myrtle Avenue

Westport, CT 06880

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To be inserted in the Westport News On: Friday, December 15, 2023

LEGAL NOTICE OF DECISIONS

Notice is hereby given that at a meeting held on December 12, 2023, the Westport Zoning Board of Appeals took the following action:

1. **GRANTED: 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.
2. **GRANTED WITH CONDITIONS: 125 Harbor Road:** Application #ZBA-23-00568 by Eric D. Bernheim, Esq., for property owned by Angela Yeung and Dylan Tyson, for variance of the Zoning Regulations: §6-2.1.2 (Transfer of Non-Conforming Building Coverage); §13-4 (Setbacks) and §13-6 (Building and Total Coverage), to authorize existing deck and driveway constructed over allowable Building and Total Coverage, located in Residence A District, PID# B02146000.
3. **GRANTED: 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.
4. **GRANTED: 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.

Dated on Westport, CT, December 13, 2023, James Ezzes, Chairman, Zoning Board of Appeals.