



## 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, January 16, 2024

## LEGAL NOTICE OF DECISIONS

Notice is hereby given that at a meeting held on February 13, 2024, the Westport Zoning Board of Appeals took the following action:

- 1. GRANTED: 8 Cunningham Place:** Application #ZBA-23-00508 by Renata and Chandar Natarajan, for property owned by Renata and Chandar Natarajan, for variance of the Zoning Regulations: §6-2.1.7 (Expansion of Non-Conforming Building), and §6-3.1 (Non-Conforming Lot Setbacks), §13-4 (Setbacks), §13-6 (Building and Total Coverage), to construct a one story addition, and two story addition and a second floor addition to the primary residence, in the Setbacks and over Building and Total Coverage, located in Residence A District, PID# C11154000.
- 2. GRANTED: 17 Evergreen Avenue:** Application #ZBA-23-00694 by Cindy Tyminski, Moon Gardens LLC, for property owned by Mark A and Joelle Malec, for variance of the Zoning Regulation: §13-4 (Setbacks), to authorize existing pool coping and water feature constructed in the rear Setback, located in Residence A District, PID# D10015000.
- 3. GRANTED: 33 Hickory Drive:** Application #ZBA-23-00709 by The 33 Hickory Land Trust, for property owned by The 33 Hickory Land Trust, for variance of the Zoning Regulations: §6-2.1.6 (New Non-Conforming Structure), §6-3.1 (Setbacks), §13-4 (Setbacks), and §13-6 (Building and Total Coverage), to modify variance #ZBA-23-00017 to construct a new 2-story single family residence located in the Setbacks and over Building and Total Coverage, located in Residence A District, PID# F09147000. and to find consistency with Coastal Area Management Regulations, located in Residence A District, PID# D03120000.

4. **GRANTED: 125 (and 139) Kings Highway North:** Application #ZBA-24-00008 by Cindy Tyminski, Moon Gardens LLC, for property owned by 728 Willows LLC, WG Ocala FL LLC, and Braidmaxx LLC, for variance of the Zoning Regulations: §34-11.5 (Grading greater than 6%), §35-2.2.1 (Parking in Landscape Buffer), and §12-6 (Coverage), to modify variance #ZBA-23-00575 to restripe parking which will result in a loss of 3 parking spaces for a total of 101 parking spaces where 87 parking spaces are required, located in Residence AA District, PID# C10039000 and C11049000.

Dated on Westport, CT, February 16, 2024, James Ezzes, Chairman, Zoning Board of Appeals.