



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 Westport News
On: Friday, June 7, 2024

LEGAL NOTICE OF DECISIONS

Notice is hereby given that at a meeting held on June 4, 2024, the Westport Zoning Board of Appeals took the following action:

- 1. GRANTED WITH CONDITIONS: 29 Danbury Road:** Application #ZBA-24-00012 by The Herold Homes, LLC, for property owned by The Herold Homes, LLC, for variance of the Zoning Regulations: §6-3.1 (Non-Conforming Setbacks; §13-4 (Setbacks); §13-6 (Building and Total Coverage), to construct a new 2 story house over Building and Total Coverage, and within the front and side Setbacks, located in Residence A district, PID#D0313000.
- 2. GRANTED WITH CONDITIONS: 9 Lakeview Road:** Application #ZBA-24-00120 by Brian Carey, LANDTECH, for property owned by Paul and Catherine Havas, for variance of the Zoning Regulations: §13-6 (Building and Total Coverage), to construct a new 2-story floodplain compliant single-family dwelling over allowable Building and Total Coverage, located in Residence A District, PID# D07154000.
- 3. GRANTED: 16 Fresenius Road:** Application #ZBA-24-00104 by Bryan Nesteriak, PE, for property owned by Willian and Allison Wiedman, for variance of the Zoning Regulations: §32-8.2.3 (Maximum Fill or Excavation Quantity), and §32-8.3.2 (Excavation and Fill Standards), to permit regrading within five (5) feet of the lot line and excavation greater than 10 feet in depth, located in Residence A District, PID# F09098000.
- 4. GRANTED: 18 Fresenius Road:** Application #ZBA-24-00103 by Bryan Nesteriak, PE, for property owned by Lot B Fresenius LLC, for variance of the Zoning Regulations: §32-8.2.3 (Maximum Fill or Excavation Quantity), and §32-8.3.2 (Excavation and Fill Standards), to permit regrading within five (5) feet of the lot line and excavation greater than 10 feet in depth, located in Residence A/AA District, PID# F09216000.
- 5. GRANTED: 20 Fresenius Road:** Application #ZBA-24-00109 by Bryan Nesteriak, PE, for property owned by Lot C Fresenius LLC, for variance of the Zoning Regulations: §32-8.2.3 (Maximum Fill or Excavation Quantity), and §32-8.3.2



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(Excavation and Fill Standards), to permit regrading within five (5) feet of the lot line and excavation greater than 10 feet in depth, located in Residence A/AA District, PID# F09217000.

- 6. GRANTED: 72 Valley Road:** Application #ZBA-24-00069 by Sylvia and Craig Grannan, for property owned by Sylvia and Craig Grannan, for variance of the Zoning Regulations: §6-3.1 (Non-Conforming Setbacks), §6-2.1.7 (Expansion of a Non-Conforming Structure), §13-4 (Setbacks), and §13-6 (Building and Total Coverage), to construct a 1-story addition on the north side of the house, a 2 story addition on the south side of the house, and a new second floor Accessory Dwelling Unit garage addition over building and total coverage and located in the side and rear Setbacks, located in Residence A District, PID# D07072000.

Dated at Westport, CT, on this 7th day of June, 2024, James Ezzes, Chairman, Zoning Board of Appeals.