



**Town of Westport**  
**Zoning Board of Appeals**  
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Westport, CT 06880  
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To be inserted in the Westport News  
On: Friday, September 13, 2024

## LEGAL NOTICE OF DECISIONS

Notice is hereby given that at a meeting held on September 10, 2024, the Westport Zoning Board of Appeals took the following action:

- 1. DENIED (DECISION OF STAFF UPHELD): 63 Old Hill Road:** Appeal #ZBA-24-00269 submitted by Eric Bernheim, Esq. on behalf of property owners James and Diana Coyne, for appeal of decision of the Zoning Enforcement Officer Laurie Montagna's decision to deny issuance of a zoning permit dated May 6, 2024, for a pickleball court, located in Residence AA district, PID# B11017000.
- 2. GRANTED: 715 Post Road East:** #ZBA-24-00234 submitted by William W. Taylor, property owner, for a variance of the Zoning Regulations §35-2-2.1 (Front Landscape), §24-8 (Floor Area), §31-3, 5-2 (Fence, Wall), for construction of a 4,220 SF office building with 20 parking spaces after DOT condemnation, located in General Business District, PID# E09186000.
- 3. GRANTED: 30 Surf Rd:** #ZBA-24-00386 submitted by Charles Mills, PE, for property owned by Steve Kohn, for a variance of the Zoning Regulations §13-4 (Front and Side Setbacks in Res. A), §32-8.3.2 (Allow for Grading within 5' of Lot Line), to permit installation of an electric transformer in the front and side setbacks and to permit grading with 5' of the lot line for transformer installation in flood zone AE 13, in Res. A zone, located in Residence A district, PID# A02045000.

Dated at Westport, CT, on this 11<sup>th</sup> day of September, 2024, James Ezzes, Chairman, Zoning Board of Appeals.