



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, October 11, 2024

LEGAL NOTICE OF DECISIONS

Notice is hereby given that at a meeting held on October 8, 2024, the Westport Zoning Board of Appeals took the following action:

1. **DENIED: 64 Kings Highway North:** #ZBA-24-00411 by Evangelia Tsiropoulos, property owner, for variance of Zoning Regulations: §6-2.1.6 (New Construction), §6-3.1 (Non-Conforming Lot Setbacks), and §12-4 (Setbacks), to permit the construction of a new Accessory Dwelling Unit (ADU) in the rear Setback, located in Residence AA District, PID# C09055000.
2. **GRANTED: 7 Fairfield Avenue:** #ZBA-24-00478 by Don Fairbanks on behalf of property owners Richard Stein and Roselle Shubin, Trustees, property owners, for variance of the Zoning Regulations: §6-2.1.2 (Relocation of Non-Conforming Building Coverage), §6-2.1.7 (Expansion of Structure in Setbacks), §13-5 (Building Height) and §13-6 (Building and Total Coverage), to raise the existing home from El 12.1 to El 13.5 and over allowable height, remove existing front porch, enlarge the side and rear staircases and construct a roof deck over allowable Building and Total Coverage, located in Residence A district, PID #D03097000.
3. **GRANTED: 4 Rocky Ridge Road:** #ZBA-24-00551 by Stella and Claudia Epure, property owners, for variance of the Zoning Regulations: §13-6 (Total Coverage), §32-8.2.3 (Fill Height in excess of 0.2 relative to distance to lot line) and §32-8.3.2 (Grading within 5' of the property line), for grading that has taken place in excess of approved in Case #ZBA-22-00522; variances needed for fill height greater than 0.2 times the distance to the property line, for grading greater than 20% slope, grading within 5' of the lot line and for total coverage over 25%, associated with the construction of new single family residence, located in Residence A district, PID #D07102000.
4. **GRANTED: 66 Harbor Road:** #ZBA-24-00443 by Curt Lowenstein, LANDTECH, on behalf of property owners Thomas and Pamela O'Brien, for variance of Zoning Regulations: §6-2.1.6 (Non-Conforming New Construction), §6-2.2 (Non-Conforming Coverage), §6-3.1 (Non-Conforming Lot Setback), §13-4 (Setbacks), and §13-6 (Building and Total Coverage), to raise the existing house, construct additions, and **APPROVAL WITH CONDITIONS** of Coastal Site Plan including a finding of consistency with Coastal Area Management Regulations, located in Residence A district, PID #B02088000.

Dated at Westport, CT, on this 9th day of October, 2024, James Ezzes, Chairman, Zoning Board of Appeals.