



Town of Westport
Zoning Board of Appeals

Town Hall, 110 Myrtle Avenue, Room 203, Westport, CT 06880
Telephone (203) 341-1030 | Fax: (203) 454-6145
zba@westportct.gov | www.westportct.gov

November 15, 2024

Cindy Tyminski
Moon Gardens LLC
PO Box 66
Greens Farm, CT 06838

RE: CASE # ZBA-24-00537
ADDRESS: 28 Charcoal Hill Road
OWNER OF PROPERTY: Vivian Hsu

Dear Cindy Tyminski,

This is to certify that at the work session of the Zoning Board of Appeals held on November 12, 2024, it was moved by J. Newman and seconded by E. Wong to adopt the following resolution:

28 Charcoal Hill Road #ZBA-24-00537 by Cindy Tyminski, Moon Gardens LLC, on behalf of property owner Vivian Hsu, for variance of Zoning Regulation: §11-4 (Setbacks) to construct a garage, located in Residence AAA district, PID#E15033000 was **GRANTED.**

The Zoning Board of Appeals found the following unique and specific hardship from the application of the regulations to the subject property:

Wetlands

The lot contains 28,129 SF of wetlands which diminish the buildable area to protect the natural resource.

Pre-existing Location of a Structure

The garage reconstruction is proposed to remain on the same foundation which was approved in 1977.

VOTE:

AYES	-5-	Ezzes; Wong; Scordato; Newman; Benson
NAYS	-0-	
ABSTENTIONS	-0-	

The above has been **GRANTED** in accordance with the plans submitted with the application: Improvement Location Survey prepared for Vivian Hsu prepared by Land Surveying Services, LLC dated 12/28/23 last revised 2/2/24; Site Plan, Details and Notes prepared for Vivian Hsu prepared by Chappa Site Consulting, LLC dated 7/26/24 last revised 9/12/24; and Additions and Renovations, Hsu Residence prepared by CD Design dated 6/26/23 last revised 10/25/23. Said plans are stamped "APPROVED" by the Zoning Board of Appeals on November 12, 2024.

Effective Date: Contingent upon applicant filing this resolution with the Town Clerk.

Prior to the issuance of a zoning permit this variance must be filed with the Town Clerk.

Subsequent to recording the variance with the Town Clerk you will need to obtain a Zoning Permit. You may also require a Building Permit, and you should contact the Building Department at 203-341-5025 for further information.

Yours Truly,



James Ezzes, Chairman
Westport Zoning Board of Appeals