



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

December 11, 2025

Eric Bernheim
FLB Law
33 Riverside Avenue, 4th Floor
Westport, CT 06880

RE: CASE # ZBA-25-0572
ADDRESS: 521 Riverside Avenue
OWNER OF PROPERTY: SRC Realty Group LLC

Dear Eric Bernheim,

This is to certify that at the work session of the Zoning Board of Appeals held on December 9, 2025, it was moved by J. Ezzes and seconded by E. Wong to adopt the following resolution:

521 Riverside Ave: #ZBA-25-00572 by Eric D. Bernheim, on behalf of property owner SRC Realty Group LLC for a variance of Zoning Regulations §22-7 (Building Area) and §22-8.3 (Maximum floor size) to construct a new FEMA compliant 2-story addition to the restaurant is **GRANTED with Recommendations**, and the Coastal Site Plan is **APPROVED with Conditions**, located in the Restricted Office-Retail District #2, PID# B06039000.

Recommendations: Ensure that clear directional signage indicating accessible routes is posted on both the exterior and interior of the building.

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

- 1. Safety and Security:** Due to the existing site layout and circulation constraints, a separate entrance for the restaurant is necessary to provide safe, secure, and properly controlled access to each use on the property.

VOTE:

AYES	-4-	Ezzes; Wong; Benson; Rabiner-Gordon
NAYS	-0-	
ABSTENTIONS	-0-	

This is to certify that at the work session of the Zoning Board of Appeals held on December 9, 2025, it was moved by J. Ezzes and seconded by S. Rabiner-Gordon to **APPROVE WITH CONDITIONS** the Coastal Site Plan for the following reasons:

The Westport Zoning Board of Appeals finds that this project is consistent with the policies identified in Section(s) 22a-92(b) (1) and 22-a-92 (b) (2) of the Coastal Area Management Act; that it will not adversely affect adjacent Coastal Resources identified in Sections 22-93 (a) (7) of said Act with the following condition:

1. The proposed anti-tracking construction entrance and silt fencing be installed prior to commencement of construction and remain in place until the lot is stabilized which will help to limit possible sediment movement into the coastal resources.

VOTE:

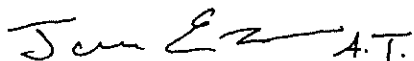
AYES	-4-	Ezzes; Wong; Benson; Rabiner-Gordon
NAYS	-0-	
ABSTENTIONS	-0-	

The above has been **GRANTED with Recommendations and APPROVED with Conditions** in accordance with the plans submitted with the application: Site Development Plan prepared for SRC REALTY GROUP, LLC and prepared by LANDTECH dated 5/29/25 revised 10/29/25 and Addition to Saugatuck Rowing Club prepared for 521 Riverside Avenue and prepared by Halper Architects LLC dated 10/3/25 revised 10/24/25 (9 pages). Said plans are stamped "APPROVED with Recommendations/Conditions" by the Zoning Board of Appeals on December 9, 2025.

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