



TOWN OF WESTPORT
ZONING BOARD OF APPEALS
TOWN HALL, 110 MYRTLE AVENUE
WESTPORT, CT 06880
(203) 341-1081

To: File
From: Michael Tartaglia, Planner
Date: May 28, 2009, Revised January 21, 2026
Re: **521 Riverside Avenue – Westport Rowing Club**

Past Variances:

#3143, Phil Punzelt– 10-28-80 – Appeal from Cease and Desist order dated August 27, 1980.

Denied

#3840, Shipways, LLC– 8-10-87 – Appeal from Cease and Desist order.

Denied – Appealed to Superior Court

#5646, Shipways, Ltd, LLC – 5-4-99 – For variance of Sec. 22-7 (for footprint greater than 2,500 sq. ft), Sec. 22-8.3 (for total maximum floor area in excess of 2,500 sq. ft in one building), Sec. 31-7 (for setbacks from water and wetlands), Sec. 22-1 (for parking: 65 spaces required; 66 spaces provided; not all parking and loading is located to the rear of the front leading edge of the principal building); To demolish all existing buildings to permit the consolidation of land parcels, and the redevelopment of the property with new recreational boating facility for the Westport Rowing Club and Marina with associated appurtenances in an RORD#2 zone .

Granted with Conditions: The variance was approved subject to the following conditions:

- No storage of trailers on site except for incidental storage
- No winter storage of anything on the exterior – trailers, boats, etc. – except boats in the water for the marina
- No exterior storage of any type of equipment, sheds, etc.
- No gas tanks, pumps or refueling at the marina
- Adherence to Flood & Erosion Control Board conditions
- Adherence to the Conservation Commission conditions
- Adherence to CAM Review Conditions as stated in memorandum dated
March 26, 1999
- Building is for single tenant use only

#7767, Mel Barr – 1/21/20 – Denied §22-4, 31-7 for a patio in the building setback and the wetland setback.

ZBA-25-00572 – 12/9/25 – Granted for §22-7, §22-8.3 to construct a 2-story, 354 SF addition to the restaurant over maximum building area and maximum floor size.