

Memorandum

To: File

From: Michael Tartaglia, Planner

Date: May 29, 2009, revised Feb. 18, 2016, Revised Nov. 5, 2025

Re: Recent Zoning History of 521 Riverside Ave., See also ZBA history dated 5/28/09. Rev. 11/5/25

6/12/23 Sandwich sign ZN-23-00323

8/9/21 Outdoor dining for the Boathouse ZN-21-00630

2/3/22 Permit ZN-21-00420 issued for pergola. ZCC issued on 5/23/23

6/23/21 Map Sing-Off for an easement for a public accessway PLN-21-00204

1/15/21 Site Plan Issued Resolution PZ-20-217 for a pergola over patio.

2/18/16 Site Plan Waiver granted to modify previously approved Site Plan associated with Res. #99-041 to authorize parking lot re-striping to provide 66 standard-car-size parking spaces. Zoning Permit required.

5/29/09 Tax Assessor advised Planning Director Lot line revision consolidating #521 and #531 Riverside Avenue requested in 2001 and shown on WLR Map #9487 did not consolidate the lots; a deed must be filed on the land records and submitted to the Tax Assessor's Office by the property owner consolidating the lots. The Planning Director advised P&Z staff not to issue any new approvals until consolidation by the property owner is verified by the Tax Assessor's Office. This issue was ultimately resolved.

9/9/05 Zoning Permit #34403 issued for Free-Standing sign for Saugatuck Rowing Club and Riverview Restaurant. Conditions of permit include: *The club and restaurant have to continue to meet the requirements of their original approval and can only be used by the club members. Only one-free-standing sign allowed.*

3/7/03 Z.P. #32232 issued for Temporary Zoning Permit for tent (Public hearing deemed not to be required per Planning Director). ZCC not required. Conditions of permit include: *Must adhere to conditions of 4/3/03 letter from the Saugatuck Rowing Club.*

10/28/02 Z.P. #32040 issued for interior renovations and 2nd floor relocation of bathroom (Public hearing deemed not to be required per Planning Director). ZCC issued on 2/12/16.

6/7/02 Z.P. #31733 issued for temporary zoning permit for tent in accordance with Res. #02-050. ZCC not required.

- 6/6/02 Temporary Zoning Permit approved by the Administrative Review Committee in accordance with Res. #02-050, for tent for wedding event.
- 5/9/02 Z.P. #31662 issued for patio dining in accordance with Res. #01-038.
- 6/28/01 Modification to Special Permit approval granted by the Planning and Zoning Commission in accordance with Res. #01-038 for an outdoor eating area on the 2nd floor deck under a retractable awning. Conditions of approval include: Outdoor eating area shall be accessible from within the restaurant only, is limited to 6 tables and 24 Chairs, is valid from 5/1/02 to 10/1/02, restaurant is not a public restaurant and the outdoor patio eating area is not a public restaurant.
- 4/3/01 Z.P. #29882 modified for site parking in accordance with Res. #01-023. ZCC issued on 8/22/01 with 56 parking spaces provided on site and 10 deferred spaces, as shown on plan prepared by Dennis Deilus dated 6/29/01, and revised 8/8/01.
- 4/3/01 Site Plan approval by the Planning and Zoning Commission in accordance with Res. #01-023, to revise parking plans approved in accordance with Res. #99-041, to reclassify two parking spaces as compact car spaces.
- 3/14/01 Lot line revision requested and granted by the Planning Director to merge lots 189 and 189A (521 and 531 Riverside Avenue).
- 7/20/00 Request from Saugatuck Rowing Club granted by the Planning and Zoning Commission at a Work Session, to construct the previously deferred 22 parking spaces in accordance with Res. #99-041.
- 1/14/00 Z.P. #29882 modified for change to kitchen, see modification approved on 4/3/01.
- 11/17/99 Z.P. #29882 issued for activities approved in accordance with Res. #99-041, see modification approved on 1/14/00.
- 7/15/99 Special Permit/CAM Site Plan Approval granted by the Planning and Zoning Commission pursuant to Res. #99-041 for a new recreational boating facility for use by members and guests of the Saugatuck Rowing Association, Inc. (aka Westport Rowing Club), and a marina, in accordance with variances granted by ZBA per Case #5641. Approved building 2 ½ stories and height of 29.5' to midpoint with 3 cupolas, 14,326 SF floor area minus garage. Required parking 66 spaces with 44 provided and 22 deferred as "future parking," see modification approved on 7/2/00.