



Zoning Board of Appeals

Town Hall, 110 Myrtle Avenue, Room 203
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MEMORANDUM

TO: Zoning Board of Appeals
FROM: Michael Tartaglia, Zoning Official
DATE: 7/5/24 revised 7/17/24

ADDRESS: 21 Norwalk Ave
ZBA #: ZBA-24-00339
ZONE: Residence A district
PID #: D03150000
OWNER: Steven Warren
APPLICANT: Cindy Timinski, Moon Gardens LLC



Proposal: To construct a 341sf addition over total and building coverage, with entry stairs encroaching into the front and side setbacks.

History

- ZBA #7279 – Granted on 5/27/14 for setbacks, coverage, and height to lift the existing house to be FEMA compliant

Variances Needed

- §13-6 (Coverage in Residence A District)
- §13 – 4 (Setbacks in Residence A District)

Hardship Offered by Applicant

- Lot area
- Lot Shape
- Pre-existing location

- Making Height conforming
- Safety

Flood Zone Data

Is the property in a Flood Zone?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
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AE 11

Additional Requirements

Excavation & Fill Application Required?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
P&Z Site Plan/Special Permit Required?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Is this Application eligible for a Site Plan Waiver per §43-5.2?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Is ARB Review Required?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>

CAM? YES ☒ NO ☐

Exempt due to 31-10.6.3

Additional Information

- The lot is 5,000sf in a required 21,780sf zone (Residential Zone A)
- There are no wetlands or steep slopes on the lot
- The lot is situated facing Norwalk Ave to the Northeast
- The project proposes to construct a new addition, entry stairs, and drainage system. The project will also include lifting the house 1.17' to accommodate a new garage under the house. The driveway will be reconfigured, and the mechanicals will be relocated. The cupola will also be relocated and conform to height regulations.
 - Access to the roof deck will be provided through a hatch door on the floor of the deck.
 - The new cupola will not be a habitable space.
- The Finished first floor will be at an elevation of 15.167' in an AE flood zone with a BFE of 11'
 - For permitting the plans will need to include 1 additional flood vent and mechanicals raised above and elevation of 12'
- The proposed building height will be 30'2", which is compliant to the maximum height of 30'3".
- Variance is required for this application due to:
 - Proposed building coverage of 1,535sf (30.7%) where 750sf (15%) is required
 - Existing building coverage is 1,239sf (24.8%)
 - Proposed total coverage of 1,890sf (37.8%) where 1,250sf (25%) is required
 - Existing total coverage is 2,002sf (40%)
- The project is exempt from CAM.

	Required	Existing	Proposed
Building Coverage		1,239sf (24.8%)	1,535sf (30.7%)
Total Coverage	1,250sf (25%)	2,002sf (40%)	1,890sf (37.8%)
Height	30.3	28.99	30.2