



WESTPORTSM

Zoning Board of Appeals

Town Hall, 110 Myrtle Avenue, Room 203
Westport, CT 06880
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ZBA@westportct.gov
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MEMORANDUM

TO: Zoning Board of Appeals
FROM: Michael Tartaglia, Zoning Official
DATE: 8/1/24

ADDRESS: 66 Kings Highway North
ZBA #: ZBA-24-00421
ZONE: Residence AA district
PID #: C09054000
OWNER: Scott & Margaret Buddenhagen

APPLICANT: Scott Buddenhagen



Proposal: To expand driveway over total coverage.

History

Permit # ZN-23-00685 – Issued on 12/5/23 for a new house and ADU.

Variations Needed

- §12-6 Total coverage in Residence AA district

Hardship Offered by Applicant

- Undersized property (17,036sf in a 43,560sf zone)
- Danger backing out into a busy street

Flood Zone Data

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

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"/> |

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| CAM? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> |
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Additional Information

- The lot is 17,036sf in a required 43,560sf zone (Residential AA District)
- There are no wetlands or steep slopes on the lot.
- The applicant has an approved permit for a new house and garage with an Accessory Dwelling Unit (ADU) above. Permit # ZN-23-00685
- The applicant is requesting a variance to modify this project to add an additional driveway area to create a turnaround.
- Variance is required for this application due to:
 - Proposed total coverage of 4,479sf (26.3%), where 4,259sf (25%) is required
 - Originally permitted as-of-right at 4,147sf (24.3%)
 - 332sf of additional driveway (220sf over allowable coverage)
- The applicant has submitted 2 proposed surveys. The proposed survey dated 11/20/23 shows the project that was approved under Permit # ZN-23-00685 without a need for a variance. The proposed survey revised on 7/17/24 shows the additional driveway areas.
 - The are 2 areas of expansion proposed.
 - One just onto the property on the Kings Highway North side, and one just in front of the proposed ADU.
- This property is located in the Historic District. The HDC does not require the applicant to reapprove the updated proposal.
- The conservation and engineering departments do not have any issues with the proposal.