



Town of Westport
Zoning Board of Appeals
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 www.westportct.gov

MEMORANDUM

To: Members of the Zoning Board of Appeals
 From: Laurie Montagna, CAZEO, Zoning Official
 Date: August 5, 2024



ADDRESS: 78 Hillandale Road
ZONE: Residential AA zone
ZBA #: ZBA-24-00430
PID #: F08099000
OWNERS: Michael Fromm & David Gonzales
APPLICANT: Kurt Niquette/Breakwater Renovation & Construction

Proposal: To permit construction of new 40 square foot entryway over total coverage in Res. AA zone.

Variations requested: Sec. 12-6 for total coverage for Res. AA zone

Hardship Offered by Applicant: “The property has no formal front entry which can be a danger for visiting individuals. Of the 37,021 sf lot, 19,388 SF is slopes. This skews the lot coverage and additionally with over 50% of the lot sloped, not having a defined front entry creates safety issues for visitors.”

Variance History: Case #5676 on 6-22-1999 approved a variance for total coverage for a deck addition. Coverage was approved at 26.02% (5623 sf).

Flood Zone Data: Is the property in a Flood Zone?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
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Additional Requirements:

Excavation & Fill Application Required? No grading shown	YES <input type="checkbox"/>	NO <input 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 <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Is CAM Site Plan Required? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	List Section:

Additional Information: 78 Hillandale Road is a non-conforming lot at .84 acres (37,021 sf) in a Res. AA one acre zone (43,560 SF required). The applicant proposes to construct a 40 sf entryway. The lot has 19,388 sf of steep slopes and no wetlands. The lot is served by the town sewer system. Variance #5676 approved 26.02% (5623 sf) total coverage.

Zoning Permit #29111 was issued on 7/6/1999 for the deck that received a variance for total coverage of 26.02% (5623 sf) in case #5676. The current survey shows existing coverage at 27.36% (5885 sf), an increase of 262 sf over what was approved by ZBA in 1999. The driveway size may have increased since 2000 when the ZCC for ZP #29111 was issued. But, the approved conditions in 2000 appear almost exact to the current survey, which leads me to think that the 262 sf difference may be due to more accurate surveying methods being currently used.

Department Comments:

- **Engineering:** No approval from the Engineering Department is needed as the project is under 100 sf.
- **Conservation:** A Conservation Quick Sheet was issued on 7/25/24 stating no Conservation approval needed.

Zoning Data taken from Proposed Survey prepared by Charles L. Leonard, IV, LS dated 5-2-2024

	Required/Allowed	Existing	Proposed
Lot Area (Gross):	43,560SF 1.0 acres	37,021 SF .85 acres	No change
Wetlands/Steep Slopes	N/A	0 SF Wetlands 19,388 SF Steep Slopes	No change
Lot Area (Net):	N/A	21,510 SF .49 acres	No change
Lot Coverage:	25%	27.36% (5885 SF)	27.55%* (5925 SF)
Setbacks:			
Front	30'	30'	30'
Side	15'	15'	15'
Rear	25'	25	25'
Height	3 stories 40' to midpoint	NA	1 story 12' to roof ridge

***Variance requested.**