

R O B E R T D. L I P I R A

19 Norwalk Avenue
Westport, CT 06
Cell: 860.559.1511 • Home: 203 226-7240
E-mail: robertdlipira@gmail.com

8-8-24

Michael Tartaglia
Zoning Official
Planning & Zoning
Westport Town Hall
110 Myrtle Avenue
Westport, CT 06880

Ref: Zoning Board of Appeals for 21 Norwalk, Avenue (ZBA-24-00339)

Dear Mr. Tartaglia:

My wife, Mary Anne, and I own a home at 19 Norwalk Avenue in Westport, CT making us a direct property abutter to 21 Norwalk Avenue. This letter is to strongly voice our appeal against the Zoning Board approving the request for a Variance of the Zoning Regulations 6-2.16 (New Construction), and 13-6 and 13-4 Setback Variance Changes.

If these Variance Requests were to be approved for construction of entry stairs within the Setback and any additional over allowable Building and Total Coverage in the Residence A district, PID#D0315000 would have a significant impact upon us.

First, we object to any variance being given for additional building coverage for additional building construction. The proposed total building coverage of 1,535 square feet or 30.7% for a Gross Lot Area of 5,000sq foot. The 14-foot proposed storage/sunroom construction off the rear of 21 Norwalk Avenue would be an eyesore and direct intrusion upon our privacy and the enjoyment of our own backyard.

Secondly, we object to the side setback variance request for stairs off the front deck on the side that borders our property. If I'm not mistaken the current town side setback requirement calls for 7.5'. Therefore, if the Zoning Board of Appeals grants the requested 4.8' side setback this would place my neighbor's property line only 4.8 feet from my property line resulting in significant daily traffic of people and delivery people going up & down the stairs creating an intrusion upon our privacy.

My wife and I sincerely hope you give serious consideration to our objections to all the proposed requests made on behalf of 21 Norwalk Avenue for Zoning Board Variance Changes.

Cordially,

Robert D. Lipira