

Lisa S. Broder*
LBroder@russorizio.com

Liam S. Burke
Liam@russorizio.com

Colin B. Connor
Colin@russorizio.com

William J. Fitzpatrick, III
WFitzpatrick@russorizio.com

Amanda T. Heffernan
Amanda@russorizio.com

David K. Kurata
DKurata@russorizio.com

Stanton H. Lesser+
Stanton@russorizio.com

Victoria L. Miller*
Victoria@russorizio.com

Anthony J. Novella*
Anovella@russorizio.com



10 Sasco Hill Road
Fairfield, CT 06824

Tel 203-254-7579 or 203-255-9928 Fax 203-576-6626

5 Brook St., Suite 2B
Darien, CT 06820
Tel 203-309-5500

299 Broadway, Suite 708
New York, NY 10007
Tel 646-357-3527

110 Merchants Row, Suite 3
Rutland, VT 05702
Tel 802-251-6556

www.russorizio.com

Leah M. Parisi
Leah@russorizio.com

William M. Petroccio*
WPetro@russorizio.com

Raymond Rizio*
Ray@russorizio.com

Christopher B. Russo
Chris@russorizio.com

Robert D. Russo*
Rob@russorizio.com

John J. Ryan+
John@russorizio.com

Jane Ford Shaw
Jane@russorizio.com

Vanessa R. Wambolt
Vanessa@russorizio.com

* Also Admitted in NY
* Also Admitted in VT
+ Of Counsel

August 15, 2024

Laurie Montagna
Zoning Official
Planning & Zoning Department
110 Myrtle Avenue
Westport, CT 06880

RECEIVED

SEP 05 2024

ZBA

Re: ZBA Application at 104 Beachside Avenue, Westport, CT

Dear Ms. Montagna:

Please accept this enclosed narrative as part of the variance application to the Westport Zoning Board of Appeals for the property located at 104 Beachside Avenue (the "Site").

Section of Zoning Regulations for Variance

The Applicant requests a variance of the following sections of the Westport Zoning Regulations (the "Regulations") at the Site:

1. Variance of Sec. 11-4 to reduce the minimum street line setback from 50' to 35.5', 32.2' existing, for a proposed one-story addition to the western façade on the northern portion of the existing principal single-family dwelling; and
2. A further variance of Sec. 11-4 to reduce the minimum lot line setback from 50' to 39.4', 3.6' existing, on the easterly side lot line.

Narrative of Proposed Development

The Applicant proposes to construct a small 390 SF one-story addition to the existing dwelling at the Site with associated improvements within the Residence AAA District ("AAA District"). The Site currently contains a principal single-family dwelling and is pre-existing nonconforming as to street line and side lot line setbacks. The Applicant is not proposing to protrude any further into the street line setback or side lot line setback than existing conditions. In fact, the entire existing dwelling is located within setbacks. No improvement or addition could be made to any side of the existing dwelling without requiring a variance.

The Site contains an extremely modest one-story single-family dwelling of only 2,285 SF. The existing dwelling contains an open concept kitchen and living room, three (3) bedrooms and two (2) full baths along with a screened porch. Even after the work proposed under the Application, the dwelling will only expand to 2,675 SF. The existing dwelling is actually closer to Beachside Avenue than the proposed addition. The existing dwelling is setback 32.2' from Beachside Avenue. The proposed addition will be set back 35.5' from Beachside Avenue. In addition to the existing dwelling, the Site also features a shed, which is only 13.2' from Beachside Avenue. So, the proposed addition is actually beyond the existing shed. The remainder of the Site contains a driveway and a basketball court with an accessory sports shed.

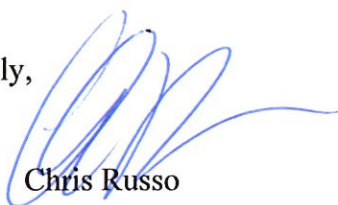
The Applicant proposes to construct a minimal one-story 390 SF addition to the existing dwelling. The addition will be located on the western façade on the northern end of the existing dwelling. The street frontage of the Site features a tall stone wall, so vehicles and pedestrians are unlikely to see this one-story addition. There will be no increase in nonconformity under the Regulations. In fact, the Application proposes to reduce total coverage on the Site through the removal of a portion of the existing driveway. The total coverage will be almost half of the permitted total coverage for the AAA Zone. The height of the proposed addition is also well below the permitted height of forty feet (40'). The proposed addition will contain an additional bedroom and master bath. It is designed on the exterior to match the existing building.

Hardship

Granting the Applicant said variances will not substantially affect the comprehensive zoning plan of the Town of Westport and adherence to the strict letter of the Westport Zoning Regulations will cause an unusual hardship to the Applicant as the Applicant is proposing a modest addition to an existing dwelling, which is more conforming as to setbacks than the existing structure. Said structure is located entirely within the street line and side setbacks of the AAA Zone, so any addition to the existing dwelling would require a variance. An existing shed is located closer than the principal dwelling to Beachside Avenue and a tall existing stone wall along the street frontage will block visibility to the proposed addition. The Applicant actually proposes to reduce the existing total coverage, which will be about half the permitted standard in the AAA Zone. The Applicant has designed the improvements to match the existing building. While the building straddles a side property line, the Applicant has proposed the addition on the complete opposite side of the building from the side property line. The proposed design will have the least amount of impact to the surrounding neighborhood.

For the reasons stated above, the Applicant respectfully requests approval for the stated variances for the Site.

Sincerely,



Chris Russo