



**Town of Westport**  
**Zoning Board of Appeals**  
Town Hall, 110 Myrtle Avenue  
Westport, CT 06880  
Tel: 203-341-1030 Fax: 203-454-6145  
www.westportct.gov

## MEMORANDUM

To: Members of the Zoning Board of Appeals  
From: Laurie Montagna, CAZEO, Zoning Official  
Date: September 9, 2024

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**ADDRESS:** 64 Kings Highway  
**ZONE:** Residential AA zone  
**ZBA #:** ZBA-24-00411  
**PID #:** C09055000  
**OWNER:** Evangelia Tsiropoulos  
**APPLICANT:** Same

**Proposal:** To permit construction of new Accessory Dwelling Unit (ADU) in the rear setback, in Res. AA zone.

**Variances requested:** Sec. 12-4 for setbacks for Res. AA zone  
Sec. 6-3.1 for non-conforming lot setbacks  
Sec. 6-2.1.6 for New Construction in accordance with regs.

**Hardship Offered by Applicant:** "This is an undersized lot of .4 acre in a one acre zone."

**Variance History:** No prior variances

**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:** 64 Kings Highway North is a non-conforming lot at .41 acres (18,150 sf) in a Res. AA one acre zone (43,560 sf required). The applicant proposes to construct a 516 sf footprint Accessory Dwelling Unit (ADU) about 11.1' from the rear lot line, where 25' is required. The ADU is not required to have driveway access, and no additional driveway area is proposed with this project. The ADU is proposed to have two bedrooms, one full bath and one half bath and two stories. There is no story regulation for ADUs. The lot has no steep slopes or wetlands. The lot is served by the town sewer system.

**Department Comments:**

- **Engineering:** Approval from the Engineering Department for zoning permit issuance will be needed if the variance is granted.
- **Conservation:** If the variance is granted, Conservation sign-off in the form of a Quick Sheet will be needed prior to zoning permit issuance.

Zoning Data taken from Proposed Survey prepared by Walter H. Skidd LS, revised date 8/21/2024

	Required/Allowed	Existing	Proposed
<b>Lot Area (Gross):</b>	43,560 SF 1.0 acres	18,150 SF .41 acres	No change
<b>Wetlands/Steep Slopes</b>	N/A	0 SF Wetlands 0 SF Steep Slopes	No change
<b>Lot Area (Net):</b>	N/A	18,150 SF .41 acres	No change
<b>Lot Coverage:</b>	25%	20.45% (3,712.3 SF)	21.37% (4,328.5 SF)
<b>Setbacks:</b>			
<b>Front</b>	30'	30'	30'
<b>Side</b>	10'	10'	10'
<b>Rear</b>	25'	25	11.1' * * Variance requested
<b>Height for ADU</b>	26' to main roof with 6:12 pitch or greater	NA	22 1/2' to roof ridge. Front roof 13:12 pitch and rear roof 3:12 pitch.
<b>Size for ADU</b>	850 SF footprint permitted with first 350 SF exempt from coverage	NA	Total ADU is 516 SF footprint with 166 SF counted towards coverage as the first 350 sf is exempt per Sec. 11-2.4.8A.