



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

September 13, 2024

Charles Mills, P.E.
68 Canterbury Lane
Wilton, CT 06897

RE: CASE # ZBA-24-00386
ADDRESS: 30 Surf Road
OWNER OF PROPERTY: Steven Kohn

Dear Mr. Mills,

This is to certify that at the work session of the Zoning Board of Appeals held on September 10, 2024, it was moved by Mr. Ezzes and seconded by Mr. Scordato to adopt the following resolution:

RESOLVED: 30 Surf Rd: #ZBA-24-00386 submitted by Charles Mills, PE, for property owned by Steve Kohn, for a variance of the Zoning Regulations §13-4 (Front and Side Setbacks in Res. A), §32-8.3.2 (Allow for Grading within 5' of Lot Line), to permit installation of an electric transformer in the front and side setbacks and to permit grading within 5' of the lot line for transformer installation in flood zone AE 13 is hereby **GRANTED** for property located in Res. A zone, located in Residence A district, PID# A02045000.

The Zoning Board of Appeals found the following unique and specific hardship from the application of the regulations to the subject property:

1. Flood Zone

The lot is in the AE 13 flood zone and the concrete slab the transformer will sit on must be elevated to 14 MSL to prevent flood damage.

2. Utility Provider Requirements

As the transformer is planned to be used by both 28 and 30 Surf Road, it must also be located so as to allow both houses to be within an acceptable distance from the transformer to allow for the appropriate amperage to be delivered. The location shown meets the maximum distance requirements provided by the utility provider.

3. Steep Slopes/Wetlands

Approximately 1,768 SF, approximately 7%, of the lot contains Steep Slopes and Wetlands. 30 Surf Road has a gross Lot Area of approx. 0.569 acres, or 24,780 SF, but after the

mandatory deduction is taken for the Steep Slopes, a base Lot Area of 0.536 acres, or 23,366 SF, remains.

VOTE:

AYES	-5-	{Ezzes, Wong, Newman, Scordato, Benson}
NAYS	-0-	
ABSTENTIONS	-0-	

The above has been **GRANTED** in accordance with the plans submitted with the application: Existing Conditions Survey, prepared Walter H. Skidd L.S., dated 12/19/22, revised 4/4/23; Proposed Site Plan, prepared by Charles A. Mills, dated 9/20/23, revised 4/5/24. Said plans are stamped "APPROVED" by the Zoning Board of Appeals on September 10, 2024.

Effective Date: Contingent upon applicant filing this resolution with the Town Clerk.

Prior to the issuance of a zoning permit this variance must be filed with the Town Clerk.

Subsequent to recording the variance with the Town Clerk you will need to obtain a Zoning Permit. You may also require a Building Permit, and you should contact the Building Department at 203-341-5025 for further information.

Yours Truly,



James Ezzes, Chairman
Westport Zoning Board of Appeals