



Fw: 1 Morningside Dr N, #ZBA-24-00303

From Perillie, Michelle <mperillie@westportct.gov>

Date Tue 9/24/2024 1:21 PM

To Ezzes James <jimezzes@gmail.com>; Scordato, Joseph <jscordato@westportct.gov>; Newman, Josh <jnewman@westportct.gov>; Gordon, Sheri <sgordon@westportct.gov>; Benson, RB <rbenson@westportct.gov>

 1 attachments (4 MB)

Original Site Plan Deferred Space.jpg;

Please see attached email from applicant. I will explain tonight at the hearing but a variance of only 1 space will be needed since the 1 deferred space should be "counted" as existing since it can be constructed .

Michelle Perillie AICP CFM
Deputy Planning and Zoning Director
203-341-1076



From: Christopher Russo <Chris@russorizio.com>

Sent: Tuesday, September 24, 2024 10:35 AM

To: Tartaglia, Michael <mtartaglia@westportct.gov>; Perillie, Michelle <mperillie@westportct.gov>

Subject: RE: 1 Morningside Dr N, #ZBA-24-00303

CAUTION: This email originated from outside of the Town of Westport's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Michael, I reviewed your comments. I just want to confirm whether or not your calculation includes the deferred space that was previously approved for the Site. It's shown on one of the older surveys that's in the file. I have the picture and circled the space.

Sec. 34-11.12 permits reserved future spaces, so I think this should count for 1 of the 2 spaces and a variance of only 1 space is needed.

Christopher B. Russo
Attorney, Russo & Rizio, LLC
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From: Tartaglia, Michael <mtartaglia@westportct.gov>

Sent: Monday, September 23, 2024 9:09 AM

To: Christopher Russo <Chris@russorizio.com>; Perillie, Michelle <mperillie@westportct.gov>

Subject: RE: 1 Morningside Dr N, #ZBA-24-00303

Hi Chris,

Just to confirm, you are on the schedule for tomorrow's hearing. All the most updated information is available on our [website](#). No updates since 8/7.

Best,

Mike Tartaglia

Zoning Official

(203) 341-1082



MAP REFERENCES

REFERENCE IS MADE TO THE FOLLOWING MAPS OR SURVEYS FROM WHICH DATA WAS USED IN THE PREPARATION OF THIS SURVEY AND MAP:

1. MAP OF PROPERTY PREPARED FOR ONE MORNINGSIDE GROUP, LLC WESTPORT, CONNECTICUT SCALE: 1"=40' DATE: NOV. 30, 2001 BY ROBERT W. LARDNER, WILTON CT
2. CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF WESTPORT BOSTON 1700' "1"=40' DATED DEC. 30, 1929 REVISED TO SHOW CONNECTION WITH MAP SHEET 1 (171)

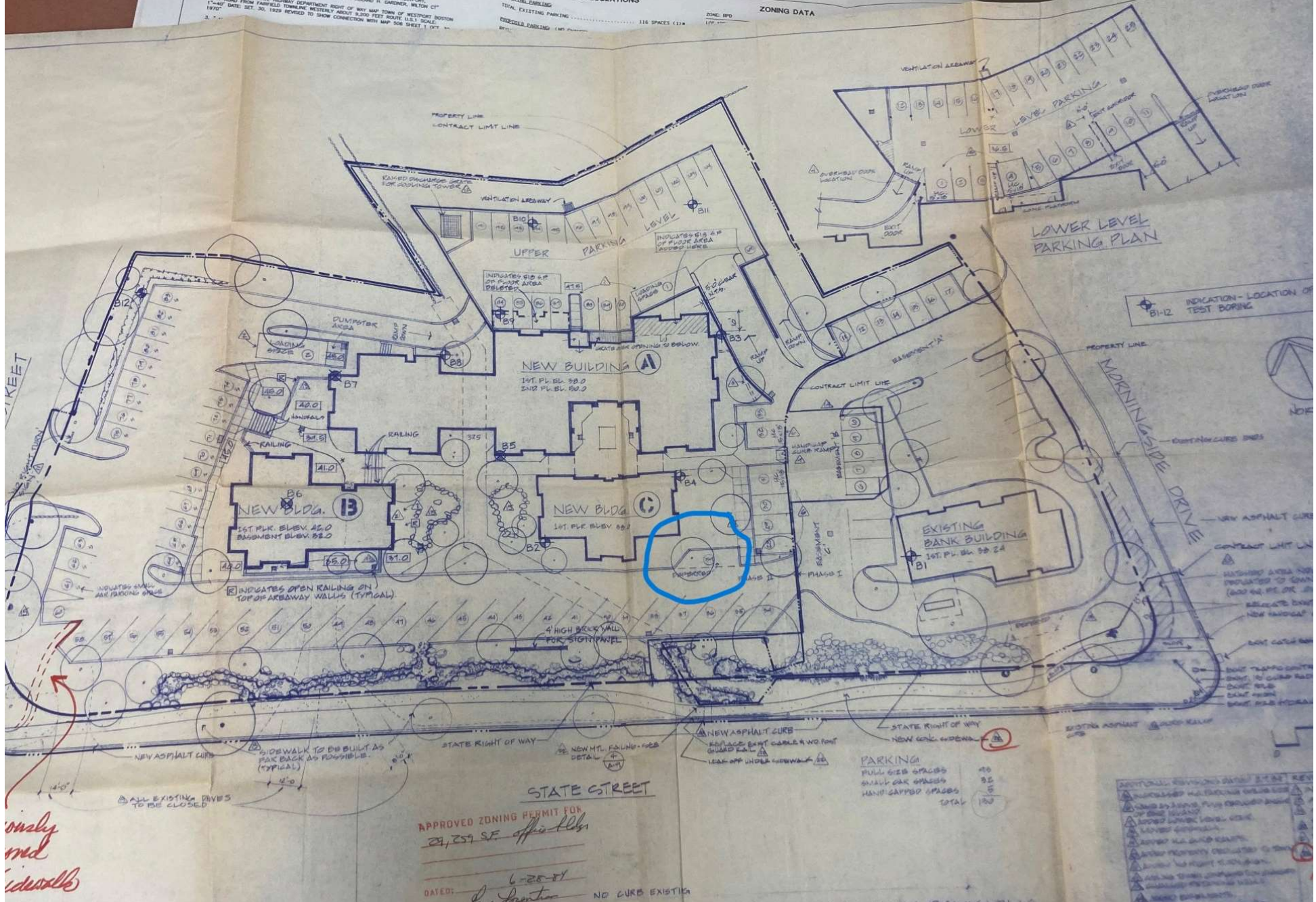
PARKING CALCULATIONS

EXISTING PARKING
TOTAL EXISTING PARKING 116 SPACES (11)

PROPOSED PARKING (10)

ZONING DATA

ZONE: RPD
LOT: 171



STATE STREET

APPROVED ZONING PERMIT FOR
29,757 SF OFFICE

DATED: 6-20-11
D. [Signature] NO CURB EXISTING

PARKING

FULL SIZE SPACES	100
SMALL CAR SPACES	25
HAND-CAPIED SPACES	5
TOTAL	130

ADDITIONAL CONDITIONS

- 1. ALL EXISTING UTILITIES TO BE MAINTAINED OR REPLACED AS NECESSARY.
- 2. ALL EXISTING TREES TO BE MAINTAINED OR REPLACED AS NECESSARY.
- 3. ALL EXISTING FENCES TO BE MAINTAINED OR REPLACED AS NECESSARY.
- 4. ALL EXISTING SIGNAGE TO BE MAINTAINED OR REPLACED AS NECESSARY.
- 5. ALL EXISTING LIGHTING TO BE MAINTAINED OR REPLACED AS NECESSARY.
- 6. ALL EXISTING LANDSCAPING TO BE MAINTAINED OR REPLACED AS NECESSARY.
- 7. ALL EXISTING PAVING TO BE MAINTAINED OR REPLACED AS NECESSARY.
- 8. ALL EXISTING CONCRETE TO BE MAINTAINED OR REPLACED AS NECESSARY.
- 9. ALL EXISTING METAL TO BE MAINTAINED OR REPLACED AS NECESSARY.
- 10. ALL EXISTING WOOD TO BE MAINTAINED OR REPLACED AS NECESSARY.