

September 24, 2024

Town of Westport - Zoning Board of Appeals
c/o Mary Young, AICP, Director of Planning & Zoning
110 Myrtle Ave Room #203
Westport, CT 06880

Re: ZBA Application for property located at 10 Blue Ribbon Drive, Westport CT, 06880
Zoning Variance Application – Project Narrative

Dear Zoning Board Members,

Below is the requested Variance and Project Narrative for the property located at 10 Blue Ribbon Dr in Westport, CT.

Requested Sections of Zoning Regulations for Variance

1. A Variance of Section 12-4 to reduce the minimum Side Lot Line Setback in Residential Zone AA from 25' down to 10' to allow for a de minimis two-story addition that includes a useable two car garage with fitness space above.

Project Narrative

The site's existing use is that of a single-family residential property - the use will remain unchanged.

The existing single-family residence is located on a 1.086-acre site inclusive of an inground swimming pool and rear deck structure. The existing property conforms to all current Zoning Regulations. The current garage entry is on the South side of the property with the existing driveway located with-in the existing side yard setback for access.

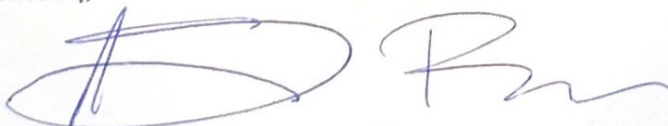
Proposed scope: renovate the existing undersized garage, modify associated roof lines, renovate the existing mud room, add a rear covered entrance with enclosed garbage and pool storage area totaling 548 SF within the side yard setback and a 390 SF of fitness space at the second floor above the new garage accessed from the first-floor mudroom. The proposed garage would be accessed from the front of the house to allow for a safe, usable two (2) vehicle entrance. Roof lines of the proposed project create a low-profile addition to blend with existing design of the house. A 5' walkway and landscape buffer would also be added along the side of the garage to shield the addition from the neighboring property on the Southernmost property line to allow for proper circulation.

Project Hardship

The current garage is not designed for a modern-day family SUV as a result of the preexisting condition (1950s construction). The garage is currently barely usable for one (1) vehicle and unusable for two (2) vehicles. As a result of the existing width and depth, the garage cannot be accessed without performing a 4-point turn from the side yard driveway due to the distance from the side lot line. Currently a standard size SUV has less than 1" of clearance at both front and rear with the garage door closed. In addition, a public safety hardship exists in trying to keep the family safe from the New England inclement weather elements, and documented car theft in the neighborhood. Finally, ownership wishes to mitigate not having multiple structures for parking, garbage and storage. We would therefore ask the Zoning Board to help correct the existing layout by granting a de minimis variance of the side yard setback allowing vehicular access from the front of the property with a low-profile addition adjacent to the neighboring driveway and garage.

For these reasons, we respectfully request approval of the stated variance at 10 Blue Ribbon Drive in Westport.

Sincerely,

The image shows two handwritten signatures in blue ink. The first signature is a stylized, cursive 'AS' that loops around itself. The second signature is a more fluid, cursive 'RS'.

Andrew and Rona Salomon - 10 Blue Ribbon Drive, Westport CT 06880