



**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 26, 2024

Scott and Margaret Buddinghagen  
 66 Kings Highway North  
 Westport, CT 06880

**RE: CASE # ZBA-24-00421**  
**ADDRESS: 66 Kings Highway North**  
**OWNER OF PROPERTY: Scott and Margaret Buddinghagen**

Dear Mr. and Mrs. Buddinghagen,

This is to certify that at the work session of the Zoning Board of Appeals held on September 24, 2024, it was moved by Ms. Gordon and seconded by Mr. Scordato to adopt the following resolution:

**66 Kings Highway North: #ZBA-24-00421** by Scott and Margaret Buddinghagen, property owners, for variance of the Zoning Regulations: §12-6 (Total Coverage), to permit expansion of driveway over allowable Total Coverage, located in Residence AA district, PID #C09054000 was **GRANTED**.

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

1. **Small Non-Conforming Lot**

The lot is in a Residence A district that has a 1 acre, or 43,560 SF, minimum lot area requirement, and the property is approximately 39% of the minimum lot size at 0.391 acres, or 17,036 SF.

2. **Public Safety**

The modifications to the driveway enhance public safety by providing a turnaround area.

**VOTE:**

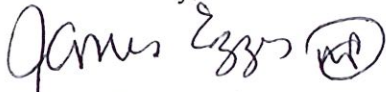
AYES	-5-	Ezzes, Newman, Scordato, Gordon, Benson
NAYS	-0-	
ABSTENTIONS	-0-	

The above has been **GRANTED** in accordance with the plans submitted with the application: **SITE PLAN**, prepared by Mark A. Ochman, PE LS, dated 11/23 revised 7/17/24. Said plans are stamped "APPROVED" by the Zoning Board of Appeals on September 24, 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,

A handwritten signature in cursive script that reads "James Ezzes" followed by a circular stamp containing the initials "JE".

James Ezzes, Chairman

Westport Zoning Board of Appeals