



**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: October 10, 2024

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**ADDRESS:** 1A Plunkett Place  
**ZONE:** Residential AA zone  
**ZBA #:** ZBA-24-00532  
**PID #:** G11004000A  
**OWNER:** ELR Morgan, LLC  
**APPLICANT:** James Fraser

**Proposal:** For existing steps constructed in front setback for new single family residence in Res. AA zone.

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

**Hardship Offered by Applicant:** "The building height required additional steps. Irregularly shaped lot and two front setbacks."

**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 checked="" 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:** 1A Plunket Place conforming lot at 1.01 acres (44,098 sf) in a Res. AA one acre zone (43,560 sf required). The lot has 14,743 sf of wetlands and 1,011 sf of steep slopes and 80% are deducted from the gross lot area, bringing the net lot area to 31,495 sf. The lot is a triangularly shaped lot with two front setbacks and one side setback. The lot is served by the town sewer system.

- Zoning Permit #ZN-23-00184 was issued for a new single family residence on 9/21/2013 with Engineering and Conservation approvals obtained for the project.
- Zoning Permit #ZN-24-00179 was issued for a pool on 4/10/2024 with Engineering, Conservation and Health Department approvals issued for the pool.

Additional steps were needed to access the house and they were built encroaching into the front 30' setback. The steps encroach into the front setback 3.89' per the survey by Walter Skidd, LS, dated 8-23-24 submitted with the application. This variance application is requesting a variance of the 30' front setback for the steps.

**Department Comments:**

- **Engineering and Conservation Departments:** Approval from the Engineering and Conservation Departments for the Zoning Certificate of Compliance issuance for both zoning permits referenced above will be needed.
- **Health Department:** Approval from the Health Department will be needed for the pool for ZCC issuance.

Data taken from A-2 Survey prepared by Walter H. Skidd LS, dated 8-23-2024

	Required/Allowed	Existing	Proposed
<b>Lot Area (Gross):</b>	43,560 SF 1.0 acres	44,098 sf 1.01 acres	No change
<b>Wetlands/Steep Slopes</b>	N/A	14,743 sf Wetlands 1,011sf Steep Slopes	No change
<b>Lot Area (Net):</b>	N/A	31,495 sf .72 acres	No change
<b>Lot Coverage:</b>	25%	13.78% (4,339.5 sf)	No change
<b>Setbacks:</b> 2 Front 1 Side Triangle shaped lot	30' 25'	30 & 26' * 25'	30 & 26' * 25'  * Variance requested