



**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](http://www.westportct.gov)

October 10, 2024

Don Fairbanks  
762 Kings Highway West  
Southport, CT 06890

**RE: CASE # ZBA-24-00478**  
**ADDRESS: 7 Fairfield Avenue**  
**OWNER OF PROPERTY: Richard & Roselle Shubin-Stein**

Dear Mr. Fairbanks,

This is to certify that at the work session of the Zoning Board of Appeals held on October 8, 2024, it was moved by Mr. Scordato and seconded by Mr. Newman to adopt the following resolution:

**7 Fairfield Ave: #ZBA-24-00478** applicant Don Fairbanks, on behalf of owner Ken Shubin-Stein, to raise the existing home from El 12.1 to El 13.5 and over allowable height, remove existing front porch, enlarge the side and rear staircases and construct a roof deck over allowable Building and Total Coverage, located in Residence A district, PID# D03097000 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 ½ acre, or 21,780 SF, minimum lot area requirement, and the property is approximately 23% of the minimum lot size at 0.229 acres, or 5,000 SF.

2. **Flood Zone**

The lot is in the AE 11' flood zone and the finished first floor will be elevated to 13.5' to prevent flood damage.

**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: As-Built Plan prepared for Richard Stein Trust prepared by Leonard Surveyors dated 7/12/17 revised 6/10/24; Proposed Improvement Plan prepared for Richard Stein Trust prepared by Leonard Surveyors, LLC dated 7/12/17 revised 8/12/24 and Additions and Renovations for Shubin-Stein Residence prepared by Donald William Fairbanks Architect, P.C. dated 8/9/24 (14 pages). Said plans are stamped "APPROVED" by the Zoning Board of Appeals on October 8, 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