



**Town of Westport**  
**Zoning Board of Appeals**  
Town Hall, 110 Myrtle Avenue  
Westport, CT 06880  
203-341-1030 Fax: 203-454-6145  
www.westportct.gov

## MEMORANDUM

TO: Zoning Board of Appeals Members  
FROM: Laurie Montagna, CAZEO, Zoning Official  
DATE: 10/15/2024

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**ADDRESS:** 245 Post Road West  
**ZBA #:** 24-00589  
**ZONE:** A/BPD  
**PID #:** B08090000  
**OWNER:** Donato & Maria Sforza  
**APPLICANT:** **Bill Achilles, AIA**

**Proposal:** To modify previously approved variance application case ZBA#20-00380 for an increase in Building Coverage over maximum in Res A/BPD zone.

**Variations Needed:**

- **Sec. 13-6 for building coverage greater than 15%**

**History:**

**ZBA #21-00377** – 7/27/2021 – For modification to ZBA#20-00380 to add front entry to 2 ½ story addition that was approved, resulting in an increase in total coverage of 50 sf, located in Res. A/BPD district **GRANTED**

**ZBA #20-00380 – 7/28/2020 – To construct 2 1/2 story addition and deck, to retain the HVAC units and propane tank and modify the driveway located in Res A/BPD district – GRANTED - Building Coverage granted 14.67% (2436 sf) and Total Coverage 30.94% (5139 sf).**

**Hardship Offered by Applicant**

- Irregular lot location and shape
- Sewer easement dividing property

**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?	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:

**Zoning Data:**

	Permitted	Existing/ Proposed	Approved by ZBA 21-00377	Change from Approved by ZBA
<b>Lot Area (Gross):</b>	21,780 sf .5 acres	20,789 sf .47 acres	No change	No change
<b>Wetlands</b>	0	0 sf	No change	No change
<b>Steep Slopes</b>	0	0 sf		
<b>Easement</b>	0	4,179 sf		
<b>Lot Area (Net):</b>	N/A	16,610 sf .38 acres	No change	No change
<b>Coverage: Building</b>	15% 2,491 sf	<b>15.92%*</b> (2,645 sf)	14.97% (2,486 sf)	<b>+159 sf*</b>
<b>Total</b>	25% 4,152 sf	30.07% (4,995 sf)	31.2% (5,189 sf)	-194 sf
<b>Setbacks:</b>				
<b>Front</b>	30'	5.5'	No change	No change
<b>Sides</b>	10'/10'	10'/10'	10' and 10'	No change
<b>Rear</b>	25'	17.1' existing house	No change	No change
<b>Height</b>	2 1/2 stories/35'	2 1/2 stories/27'	2 1/2 stories/27'	No change

***\*Variance requested for building coverage over 15%.***

**Additional Information:**

245 Post Road West is a non-conforming lot in a Residential A/Business preservation District. This is a flag lot with a 20' Right of Way off Post Road West. The 20' Right of Way is the portion of the lot that is zoned Business Preservation District, the remainder of the lot is zoned Residential A. The lot is developed with an existing non-conforming residence that was constructed in the setbacks in 1948 (per the Field Card). The lot is connected to public water and sewer system. The lot has no wetlands or steep slopes.

This applicant requests a variance for building coverage over 15% in association with an addition project that received variances in case# ZBA-20-00380, granted July 28,2020. ZBA granted variances for setbacks and total coverage in this case for construction of 2 ½ story addition and deck and to retain the HVAC units and propane tank and to modify the driveway. Zoning Permit ZN-21-00828 was issued for this work on 11-17-2021. On July 27,2021, a modification to Variance #ZBA-20-00380 was granted by ZBA for an increase of 50sf in building and total coverage for the front entry in case ZBA #21-00377.

In comparing the Site Plan approved by ZBA in the modification (case #ZBA-21-00377) (Addition to Residence for Donato & Maria Sforza, by Wm, Achilles, revised date 9-9-21) and the Final As-built Survey (As-Built Plan prepared for Donato & Maria Sforza, by Chales Leonard, IV, LS, revised date 8-20-2024) that was submitted with this application, it appears that the deck was constructed larger than approved, and the building coverage is now in excess of 15% maximum. The maximum Building Coverage permitted is 2,491 sf and the Building Coverage reported on the Final Survey is 2,645, which is 153 sf over maximum permitted. A variance for Building Coverage is requested with this application. A variance for total coverage is not needed, as final the Total Coverage of 30.07% is less than approved by ZBA in case ZBA-21-00377, which was 31.2%.

**Department Comments:**

**Engineering:** Engineering Review not needed for decks.

**Conservation:** Modification to Conservation approval AA-WPLE-11399-21 issued 10/13/2021 will be needed for the increase in the deck size.