



WESTPORTSM

Zoning Board of Appeals

Town Hall, 110 Myrtle Avenue, Room 203
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Telephone (203) 341-1030

MEMORANDUM

TO: Zoning Board of Appeals
FROM: Michael Tartaglia, Zoning Official
DATE: 10/2/24

ADDRESS: 104 Beachside Ave
ZBA #: ZBA-24-00518
ZONE: Residence AAA district
PID #: I05001000
OWNER: Marc & Cathy Lasry
APPLICANT: Marc Lasry



Proposal: To construct a 390sf one-story addition to the existing one-story dwelling in the northeast corner of the lot encroaching into the front and side setbacks and authorize two sheds existing in the setbacks.

Variations Needed

- §11 – 4 (Setbacks in Residence AAA District)

Hardship Offered by Applicant

- See applicant statement

Flood Zone Data

Is the property in a Flood Zone?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
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*Flood Zone (VE) only on south side of property, near long island sound, does not touch house.

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 checked="" type="checkbox"/> NO <input type="checkbox"/>
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Exempt due to 31-10.6.3

Additional Information

- The lot is 128,798sf in a required 87,120sf zone (Residential Zone AAA)
- There are no wetlands on the lot
- There are 338sf of steep slopes reducing the base lot area to 128,528sf
- The lot is situated facing beachside Ave to the Northwest and Long Island Sound to the southeast.
- There are 6 buildings (house, 4 sheds, and basketball building) currently located on the lot. Along with a basketball court, koi pond with pump, a ramp and dock, Bocce Court, and a swing set.
- All structures located in the setbacks were legalized or permitted by variance except for 2 sheds located on the very northeastern corner of the lot appear to have been constructed without permits within the last 2 years.
- The project proposes to construct a new one-story 390sf addition to the dwelling unit located in the Northeast corner of the lot. Also, proposed is the authorization of the 2 unpermitted sheds.
 - A portion of the driveway (482sf) is proposed to be removed but is not necessary for coverage to be compliant.
- Variance is required for this application due to:
 - Proposed construction occurring within the front and side setback.
 - The front setback is 50' and the addition is proposed at 35.5'
 - Existing dwelling is 32.2' from the lot line
 - Shed exists at 7' from lot line
 - The side setback is 50' and the addition is proposed at 39.4'
 - Existing dwelling is 3.6' front lot line
 - Shed exists at .7' from lot line
 - There is no change to the rear setback
- The project is exempt from CAM.

Setbacks	Required	Existing	Proposed
Front	50'	7'	35.5' (Addition only)
Side	50'	.7'	39.4' (Addition only)
Rear	50'	50'	50' (no change)