



Zoning Board of Appeals

Town Hall, 110 Myrtle Avenue, Room 203
Westport, CT 06880
www.westportct.gov
ZBA@westportct.gov
Telephone (203) 341-1030

MEMORANDUM

TO: Members, Zoning Board of Appeals
FROM: Michelle Perillie, Planning and Zoning Director
DATE: October 16, 2024

Fig. 1. 4 Compo Parkway. Source: Zoning Official Inspection, Feb 29, 2024



ADDRESS: 4 Compo Parkway

ZBA #: ZBA-24-00509

ZONE: Residence AA District

PID #: D05144000

OWNER: Andrew R. Jones.

APPLICANT: Attorney Chris Russo representing property owner Andrew R. Jones

Proposal: Appealing the decision of the Deputy Planning and Zoning Director, to issue a Zoning Certificate of Compliance (ZCC) for 4 Compo Parkway as requested by Attorney Chris Russo

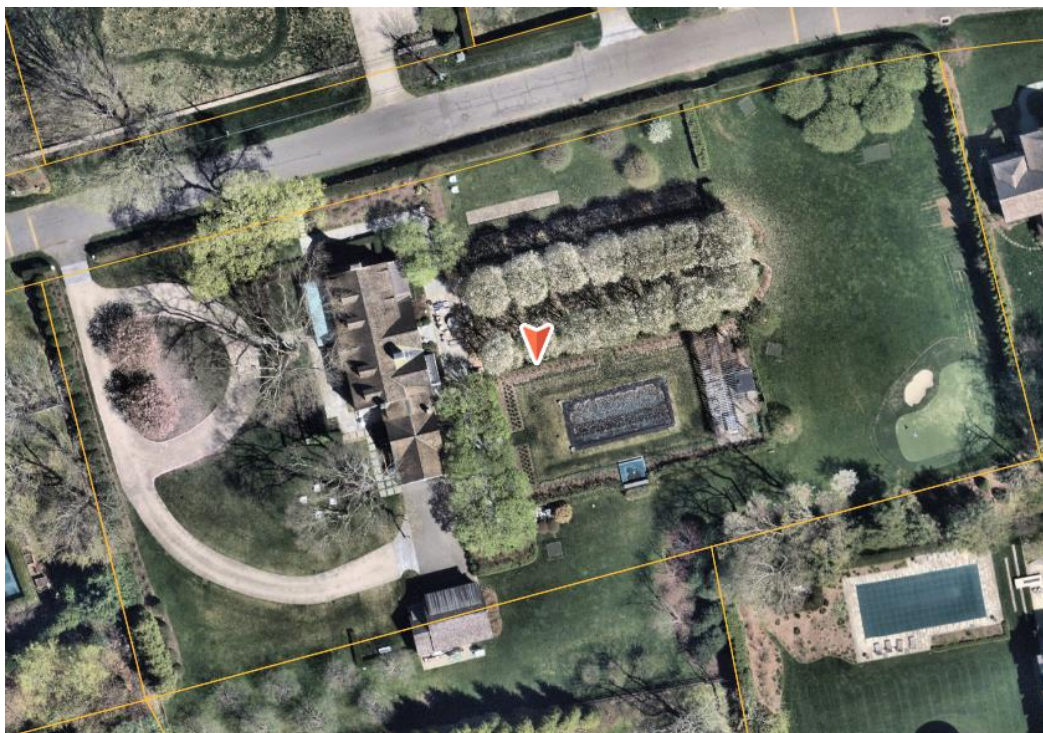
due to the construction of a putting/chipping green within the side and rear Setback and without approvals.

Response From The Zoning Official to Appeal to Overturn the Zoning Official's Decision:

It is my opinion that my [decision to withhold the Zoning Certificate of Compliance \(ZCC\) for property at 4 Compo Parkway](#) was correct due to the following:

- Section 12-4 (Setbacks in Res AA district) states, "No principal building, structure or use or accessory building or structure shall extend closer than thirty (30) feet from any street line or twenty-five (25) feet from any side or rear lot line."
- A memo written by Laurie Montagna on 5/4/22 states,
"At a meeting today with Staff it was discussed whether artificial grass is to be considered an improvement or not, and whether it can be installed in the setbacks without a variance. It was determined that installation of artificial grass can be considered the same as real grass and not considered an improvement and therefore can be located in the setback area without a variance. This does not mean that recreational uses, such as a putting green can be installed in the setbacks, as the setbacks are meant to be free of obstructions and recreational uses. The setback area is intended to provide a buffer between properties free of structures and activities."
- A [Notice of Violation \(NOV\)](#) was issued by Michael Tartaglia on 2/29/24 indicating the putting/chipping green requires approvals and may violate Setback requirements.

Fig. 2. 4 Compo Parkway. Source: NearMap, Mar 22, 2024



I will be at the public hearing to respond to questions.