



**WESTPORT**<sup>SM</sup>

## Zoning Board of Appeals

Town Hall, 110 Myrtle Avenue, Room 203  
Westport, CT 06880

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

[ZBA@westportct.gov](mailto:ZBA@westportct.gov)

Telephone (203) 341-1030

## MEMORANDUM

TO: Zoning Board of Appeals  
FROM: Michael Tartaglia, Zoning Official  
DATE: 10/22/24

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**ADDRESS:** 10 Blue Ribbon Drive  
**ZBA #:** ZBA-24-00576  
**ZONE:** Residence AA district  
**PID #:** F14010000  
**OWNER:** Andrew and Rona Salomon  
**APPLICANT:** Andrew Salomon



**Proposal:** To construct a 2 garage with storage and second story partially in the side setback.

### History

- No prior variances issued

### Variations Needed

- §12-4 (Setbacks in Residence AA District)

### Hardship Offered by Applicant

- See applicant letter

**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 Substantial Improvement 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**

- 10 Blue Ribbon Dr is a conforming lot with 1.08 acres [47,315] in a required 1 acre [43,560sf district] Residence AA
- The house and garage were constructed in 1958
- The property is currently conforming to total coverage at 17.2% [8,156]. The proposed total coverage of 17.2%[8,160sf] represents an increase of 4sf
  - This is due to most of the new garage being proposed over an existing driveway.
- There are no wetlands or steep slopes on the property.
- The attached garage is proposed to be torn down and expanded with the addition of a second floor.
- The garage will be 18' and 3.75" to the highest midpoint, which complies with the allowable 40' for the zoning.
  - This represents a 4.5' increase over the existing garage.
- A variance is required for this proposal due to the proposed garage addition being located within the setback.
  - Proposed setback is 9.9' where 25' is required
- This project also proposes a storage area, shower, porch, and walkway.
  - The storage area encroaches in the setback

Setback	Required	Proposed
	25'	9.9'