

October 28, 2024

To the Westport Zoning Board of Appeals:

We, Yukichika Iijima, the owner of 8 Blue Ribbon Drive, and Christine Iijima, his daughter, are writing to formally oppose the variance request submitted by Andrew Saloman of 10 Blue Ribbon Drive, dated September 24th, 2024.

The request seeks permission to reduce the setback from the required 25 feet to only 9.9 feet, in order to add approximately 840 square feet of additional space, including a garage expansion, mudroom, powder room, and a second-story gym. We strongly believe that granting this variance would negatively impact the aesthetic and spaciousness that the AA District zoning for one-acre lots was intended to preserve.

One of the primary reasons we were drawn to this neighborhood was the zoning requirement for ample space between homes, which provides a sense of openness and cohesion throughout Blue Ribbon Drive. As illustrated in the enclosed materials (specifically the "Assessor's Map"), the homes are generally well-spaced, contributing to the overall visual harmony of the street.

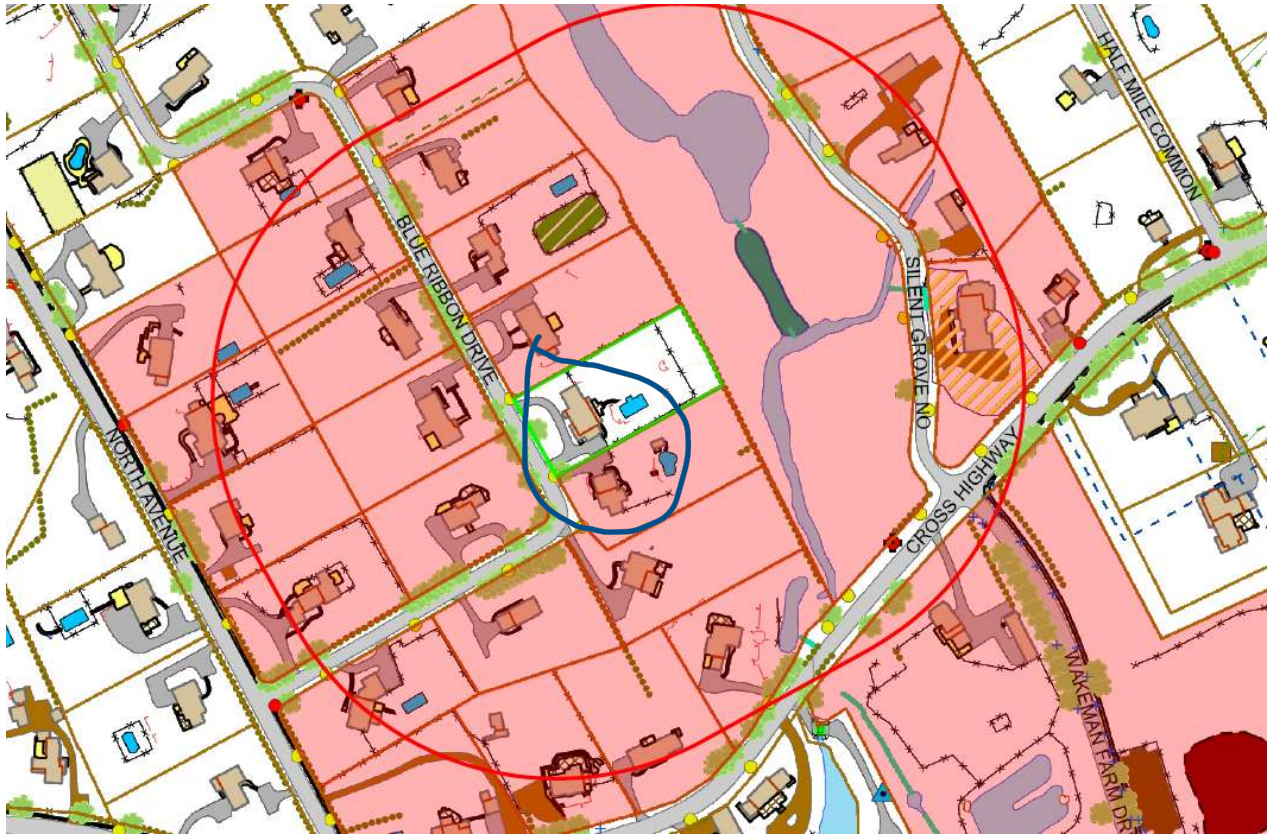
However, due to the side-by-side placement of 8 and 10 Blue Ribbon Drive, the distance between these two homes is already notably tighter than between other homes in the area (see the photos titled "Front View of 8BRD & 10 BRD" and "Assessors Map"). Further reducing the setback to 9.9 feet, along with the proposed vertical expansion, would make the structure significantly more intrusive, as demonstrated by the "View From the Window of 8BRD Main Bedroom," which shows the current proximity of 10 Blue Ribbon Drive's garage and second-floor window. Extending the building another 16 feet and adding a second story would, in our opinion, create an overpowering and disruptive presence.

We respectfully ask the Zoning Board to uphold the 25-foot setback rule, which was established to maintain the character and integrity of our neighborhood. Granting this variance would not only affect us but could also set a negative precedent for future development in the area, eroding the qualities that make Blue Ribbon Drive such a desirable place to live.

Thank you for your time and consideration.

Sincerely,
Yukichika Iijima
Christine Iijima
8 Blue Ribbon Drive

Accessors Map



Front View of 8BRD



Front View of 8BRD & 10 BRD



View From The Window of 8BRD Main Bedroom

