



Town of Westport  
Zoning Board of Appeals  
Town Hall, 110 Myrtle Avenue  
Westport, CT 06880  
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www.westportct.gov



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File# 1784

November 1, 2024

James Fraser  
20 Heritage Hill Rd  
Norwalk, CT 06851

RE: CASE # ZBA-24-00532  
ADDRESS: 1A Plunket Pl  
OWNER OF PROPERTY: ELR Morgan, LLC

Dear James Fraser,

This is to certify that at the work session of the Zoning Board of Appeals held on October 29, 2024, it was moved by J. Scordato and seconded by E. Wong to adopt the following resolution:

245 Post Rd W: #ZBA-24-00589 by James Fraser on behalf of the property owner ELR Morgan, LLC, for variance of the Zoning Regulations: §12-4 (Setbacks for Residence AA District) and §6-2.1.6 (New Construction) to legalize an existing porch in the setbacks, located in Residence AA district, PID #G11004000A was **GRANTED**.

The Zoning Board of Appeals found the following unique and specific hardship from the application of the regulations to the subject property:

1. Irregular Shaped Lot with Two Fronts

The lot is triangular shaped only having three sides with two 30' front setbacks.

2. Wetlands & Steep Slopes

The lot contains 14,743 SF of wetlands and 1,011 SF of steep slopes which diminish the buildable area.

3. Safety

Due to the wetlands and steep slopes the area to be used for egress and ingress is diminished.

**VOTE:**

AYES	-5-	Ezzes; Wong; Scordato; Masumian; Benson
NAYS	-0-	
ABSTENTIONS	-0-	

The above has been **GRANTED** in accordance with the plans submitted with the application: Zoning/Location Survey Map of Property prepared for ELR Morgan LLC dated 11/17/22 last revised 8/23/24 and Existing Single Family Residence prepared by Patricia De La Puente dated 2/13/23 last revised 9/3/24. Said plans are stamped "APPROVED" by the Zoning Board of Appeals on October 29, 2024.

**Effective Date:** Contingent upon applicant filing this resolution with the Town Clerk.

Prior to the issuance of a zoning permit this variance must be filed with the Town Clerk.

Subsequent to recording the variance with the Town Clerk you will need to obtain a Zoning Permit. You may also require a Building Permit, and you should contact the Building Department at 203-341-5025 for further information.

Yours Truly,



James Ezzes, Chairman  
Westport Zoning Board of Appeals

Received for Record at Westport, CT  
On 11/01/2024 At 11:48:58 am



Jocelyn Dunne, Town Clerk