



Town of Westport
Zoning Board of Appeals
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
Tel: 203-341-1030 Fax: 203-454-6145
www.westportct.gov

November 1, 2024

Attorney Christopher Russo
Russo & Rizio, LLC
10 Sasco Hill Road
Fairfield, CT 06824

RE: CASE # ZBA-24-00518
ADDRESS: 104 Beachside Avenue
OWNER OF PROPERTY: Marc and Cathy Lasry

Dear Attorney Russo,

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. Ezzes and seconded by E. Wong to adopt the following resolution:

GRANTED IN PART/DENIED IN PART: 104 Beachside Ave: #ZBA-24-00518 submitted by Russo & Rizio, LLC, on behalf of owner Marc and Cathy Lasry, to permit construction 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 (**GRANTED**) and authorize two sheds existing in the setback (**DENIED**), located in Residence AAA district, PID #I05001000.

The Zoning Board of Appeals found the following unique and specific hardship from the application of the regulations for the one story, 390 square foot addition, to the subject property:

1. Reduction in non-conformities

The Total Lot Coverage is being reduced by 92 SF becoming in better conformance to the allowed 25%.

The variance requests for the 101 square foot and 112 square foot sheds situated within the setbacks along the northeast boundary have been denied, as the hardship was determined to be self-created.

VOTE:


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

The above has been **GRANTED IN PART/DENIED IN PART** in accordance with the plans submitted with the application: Property Survey prepared for Marc & Cathy Lasry prepared by The Huntington Company, LLC dated 9/11/24 and Proposed Addition, Lasry Residence, prepared by J.P. Franzen Associates Architects, P.C. dated 8/9/24 (4 pages). 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,

J. Ezzes 

James Ezzes, Chairman
Westport Zoning Board of Appeals