



Town of Westport
Zoning Board of Appeals
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
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November 1, 2024

Attorney Chris Russo
Russo & Rizio, LLC
10 Sasco Hill Rd
Fairfield, CT 06824

RE: CASE # ZBA-24-00509
ADDRESS: 4 Compo Pkwy
OWNER OF PROPERTY: Andrew Jones

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 J. Scordato to adopt the following resolution:

RESOLVED: 4 Compo Pkwy: Appeal #ZBA-24-00509 submitted by Russo & Rizio, LLC, on behalf of owner Andrew Jones, appealing the decision of the ZEO to deny authorization of a Putting Green in the Setback, is hereby **DENIED**, and the action of the Zoning Officer is upheld located upon the subject property, located in Residence AA district, PID# D05144000.

This appeal was denied because the Zoning Board of Appeals weighed the evidence and found that the staff correctly interpreted that a putting (chipping) green is not an approved use in residential Setbacks and may pose a safety hazard.

§12-4 Setbacks, 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.

The Zoning Board of Appeals found the regulation is not ambiguous, has been consistently interpreted by Planning and Zoning staff for over 20 years and there was credible evidence to support the decision.

The appellant failed to persuasively prove that a putting (chipping) green would be an approved use in the Setbacks.

VOTE:

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

Yours Truly,



James Ezzes, Chairman
Westport Zoning Board of Appeals