



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

William Achilles
Achilles Architects
23 Candlewood Rd
Trumbull, CT 06611

RE: CASE # ZBA-24-00589
ADDRESS: 245 Post Rd W
OWNER OF PROPERTY: Donato and Maria Sforza

Dear William Achilles,

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:

245 Post Rd W: #ZBA-24-00589 by William Achilles, Achilles Architects, on behalf of property owner Donato and Maria Sforza, for variance of Zoning Regulation: §13-6 (Building coverage greater than 15%) to modify previously approved Variance Appl. #ZBA-20-00380 for an increase in Building Coverage over maximum in Residence A/BPD District located in Residence A/BPD district, PID #B08090000 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. Easement

There is a 4,179 SF Right of Way Easement on the lot which reduces the net lot area.

2. Small Non-conforming Lot

The lot is in a split zone Business Preservation District/Residence A district that has a ½ acre, or 21,780 SF, minimum lot area requirement, and the property is approximately 96% of the minimum lot size at 0.48 acres, or 20,908.8 SF.

3. Irregular Shape Lot

The lot is a rear flag lot, non-complaint to the required 100'x150' shape.

4. Reduction in non-conformities

The Building Lot Coverage is being reduced by 269 SF becoming in better conformance to the allowed 15%.

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: Addition to Residence for Donato and Maria Sforza prepared by Achilles Architects dated 6/1/20 last revised 9/17/24 (5 pages) and As-Built Plan prepared for Donato and Maria Sforza, prepared by Leonard Surveyors, LLC dated 3/22/20 last revised 8/20/24. 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