



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

October 10, 2024

Stelian Epure
 4 Rocky Ridge Road
 Westport, CT 06880

RE: CASE # ZBA-24-00551
ADDRESS: 4 Rocky Ridge Road
OWNER OF PROPERTY: Stelian & Claudia Epure

Dear Mr. Epure,

This is to certify that at the work session of the Zoning Board of Appeals held on October 8, 2024, it was moved by Mr. Ezzes and seconded by Mr. Scordato to adopt the following resolution:

4 Rocky Ridge Rd: #ZBA-24-00551 submitted by owner/applicant Stelian Epure, for grading that has taken place in excess of approved by ZBA in case #ZBA-22-00522; variances needed for fill height greater than .2 times the distance to the property line, for grading greater than 20% slope, grading within 5' of the lot line and for a variance for total coverage over 25%, associated with the construction of new single family residence located in Res. A district, PID#D07102000 was **GRANTED**.

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

Steep Slopes

49% of the gross lot area contains steep slopes which is approximately 15,061 SF.

VOTE:

AYES	-5-	Ezzes, Newman, Scordato, Gordon, Benson
NAYS	-0-	
ABSTENTIONS	-0-	

The above has been **GRANTED** in accordance with the plans submitted with the application: Improvement Location Survey prepared by J. Edwards & Associates, LLC dated 3/1/22 revised 6/6/24. Said plans are stamped "APPROVED" by the Zoning Board of Appeals on October 8, 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 A.T.

James Ezzes, Chairman

Westport Zoning Board of Appeals