

November 04, 2024

Town of Westport – Zoning Board of Appeals
c/o Laurie Montagna, Zoning Official
110 Myrtle Ave Room #203
Westport, CT 06880

Dear Mrs. Montagna and Board Members,

Please find herein the request for Variance to Regulation 13-6, Project Narrative, and Description of Hardship for the property located at 20 Evergreen Parkway.

Requested Section of Zoning Regulations for Variance

13-6 Coverage

Project Narrative

This single family detached dwelling is in Residential District Zone A, FEMA Zone X, and was built in 1950. Additions were made by previous owners in 2007 to the first floor and 2014 to the second floor.

The current owners seek to alter and expand the first floor towards the rear of the lot an additional 10'-2" deep x 40'-3". The proposal adds 411 SF to the first floor and 168 SF to the second floor; a total increase of 579 SF enclosed area. No changes are proposed to the street facing facade nor to the overall building height, and all alterations fall within the required side and rear setbacks, according to Connecticut General Statue 8-13a, as amended, with regards to existing structures three or more years old.

The proposed alterations to the first floor include a renovation of the existing kitchen and powder room and the addition of a home study and family room on the rear side of the house, which also requires the addition of a new crawl space below. The existing turret roof over the kitchen would be removed to allow for the expansion of the 2nd floor above.

The proposed alterations for the second floor include the addition of a bathroom and a laundry room to be added above the existing kitchen, and the replacement of a large portion of the existing thin, low roof to properly insulate and improve HVAC function at the 2nd floor.

Hardship

The property is non-conforming by lot area at .315 acres rather than the .5 acres required within Residential Zone A.

The maximum required lot coverage on a conforming lot of 21,780 SF would allow for 4356 SF total lot coverage, and 3276 SF total building coverage. However, the coverage restriction on this undersized lot severely limits the ability of the owners to make minor alterations to improve the functionality and efficiency required to align with modern standards for their growing family. The existing structure and the proposed addition remain within the bounds of the setbacks and no visible change is evident from the street. The applicant request is modest and thoughtful, making as many alterations within the existing footprint as possible, and proposing a cohesive visual solution to several previous alterations while maintaining the character of the original architecture.

We believe granting the coverage variance will not substantially affect the comprehensive zoning plan of the Town of Westport. Thank you for your consideration on this matter and we look forward to reviewing this project with the Westport ZBA.

Sincerely,

A handwritten signature in black ink that reads "Hannah Robertson". The signature is written in a cursive, flowing style.

Hannah Robertson, Representative for Ben and Julie Schlang