



WESTPORTSM

Zoning Board of Appeals

Town Hall, 110 Myrtle Avenue, Room 203
Westport, CT 06880
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Telephone (203) 341-1030

MEMORANDUM

TO: Zoning Board of Appeals
FROM: Michael Tartaglia, Zoning Official
DATE: 10/28/24

ADDRESS: 21 Deerwood Lane
ZBA #: ZBA-24-00596
ZONE: Residence AA district
PID #: E11035000
OWNER: JAADK LLC
APPLICANT: Amy Zeidman



Proposal: To authorize pool equipment and generator constructed in the side and rear setbacks.

History

- No prior variances issued

Variations Needed

- §12-4 (Setbacks in Residence AA District)

Hardship Offered by Applicant

- Contractor error (used stonewall as property line)

Flood Zone Data

Is the property in a Flood Zone?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
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Additional Requirements

Excavation & Fill Application Required?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
P&Z Site Plan/Special Permit Required?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Is this Application eligible for a Site Plan Waiver per §43-5.2?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Is Substantial Improvement Review Required?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
CAM? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Is CAM Site Plan Required? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	List Section:

Additional Information

- 21 Deerwood Lane is a conforming lot with 1.02 acres [44,309sf] in a required 1 acre [43,560sf district] Residence AA
- The house was constructed in 1963 with a major renovation in 2006
- The property is currently conforming to total coverage at 22.5% [9,331sf].
- There are no wetlands on the property.
- There are 3,542sf of steep slopes on the property reducing the base lot area to 41,475sf.
- A pool permit was issued in 2022 with the pool equipment shown in a compliant location.
 - No generator was shown on the proposed plans
- A variance is required for this property due to pool equipment and generator having been constructed the side and rear setback.
 - Proposed side setback is 18.4' where 25' is required
 - Proposed rear setback is 24.7' where 25' is required

Setback	Required	Proposed
Side	25'	18.4'
Rear	25'	24.7'