



WESTPORTSM

Zoning Board of Appeals

Town Hall, 110 Myrtle Avenue, Room 203
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ZBA@westportct.gov
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MEMORANDUM

TO: Zoning Board of Appeals
FROM: Michael Tartaglia, Zoning Official
DATE: 10/25/24

ADDRESS: 14 Quentin Road
ZBA #: ZBA-24-00525
ZONE: Residence A district
PID #: F14010000
OWNER: Thomas and Margaret Burchill
APPLICANT: Thomas and Margaret Burchill



Proposal: To construct a pool, spa, and patio partially in the rear setback.

History

- ZBA Case #6702 granted on 5/13/08 for setbacks and coverage for front and rear porches

Variations Needed

- §13-6 (Coverage in Residence A District)
- §13-4 (Setbacks in Residence A District)
- §6-3.1 (Setbacks on a non-conforming lot)

Hardship Offered by Applicant

- Undersized Lot

Flood Zone Data

Is the property in a Flood Zone?	YES <input checked="" type="checkbox"/> AE11 NO <input 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 checked="" type="checkbox"/> NO <input type="checkbox"/>	Is CAM Site Plan Required? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> List Section: 31-10.6.5

Additional Information

- 14 Quetin Rd is a non-conforming lot with .25 acres [11,027sf] in a required .5 acre [21,780sf district] Residence A
- The house and garage were constructed in 1961
- The property is currently conforming to total coverage at 23.4% [2,575sf]. The proposed total coverage of 26.1%[2,875sf] represents an increase of 300sf
- The property is currently legally non-conforming to building coverage at 16.6% [1,830sf]
 - There is no change in building coverage propose
 - The property was granted a coverage variance in 2008
- There are no wetlands or steep slopes on the property.
- The property is located in an AE 11 flood zone.
- The application proposes a new raised generator, spa, pool, patio, walkway, and underground propane tank
- The generator elevation will need to be at an elevation of 12' or above.
- A variance is required for this proposal due to the proposed patio, spa, and pool being located within the rear setback and over total coverage.
 - Proposed setback is 7.5' where 25' is required
 - Proposed total coverage of 26.1% (2,875sf) where 25% (2,756.75sf) is required.

	Required	Proposed
Rear Setback	25'	7.5'
Total Coverage	25% (2,756.75sf)	26.1% (2,875sf)