



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

MEMORANDUM

TO: Members of the Zoning Board of Appeals
FROM: Laurie Montagna, CAZEO, Zoning Official
DATE: October 23, 2024



ADDRESS: 20 Fairfield Avenue
ZBA #: ZBA-24-00450
ZONE: Res A zone
PID #: D03086000
OWNER: Christian and Jacqueline Schiavone
APPLICANT: Jason Raymond/Raymond Design Builders

Proposal: To construct FEMA compliant 2 story addition to the rear of the house, over building and total coverage, in a Res. A zone, flood zone AE 11 and Coastal Area Management zone.

Variance History:

- **#6531** – 8-8-06 – To permit legalization of front steps within front setbacks and legalization of total coverage over 25% in a Res. A zone. **GRANTED**
Building Coverage Granted 24.1% and total coverage of 29.9%
- **#6150** – 4-8-03 – To permit construction of single-family residence in conformance with FEMA, setbacks and height regulations but over building and total coverage in a Res. A zone. **GRANTED**
Building Coverage Granted:24.1% Total Coverage Granted: 29.7%

Variations Needed

- Sec. 13-6 for building and total coverage

Hardship Offered by Applicant

- “The lot was created before current zoning laws, required lot sizes for A zone is ½ acre or 21,780 sf, existing lot size is 7,000 sf.”

Flood Zone Data

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

If yes,

Flood Zone & Base Flood Elevation:	AE 11+1 = El. 12
Existing Sill on First Floor Flood Elevation:	11.1'
Existing Average Grade:	8.0
Additional Height Earned Per §6-3.3:	NA

Additional Requirements

Excavation & Fill Application Required?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
P&Z S 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 ARB 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: 31-10.6.4

Additional Information: This is a non-conforming lot in a Res. A zone, ½ acre required (21,7880 sf) and the lot is 7,000 sf. There are no steep slopes or wetlands on the lot. The lot is located in flood zone AE 11, which means any construction must be FEMA compliant and must have a first floor at elevation 12, which is BFE +1.

The proposed addition is FEMA compliant at elevation 12 with the required flood vents installed. The house is not FEMA compliant, so a Substantial Improvement (SI) Review will be needed for zoning permit issuance. The SI threshold is \$358,428, which is the total amount of improvements that can take place on this residence, cumulative over any five-year period before FEMA will require that the building be brought into FEMA compliance. The lot is served by Town Sewer system, so no Health Department review needed.

Department Comments:

Engineering Comments: The addition is FEMA compliant, per email from Ted Gill, PE, dated 10/23/2024.

Conservation Department: Conservation Quick Sheet dated 3/06/23 indicates no Conservation Department review needed.

Zoning Data:

	Required/Allowed	Existing	Proposed
Lot Area (Gross):	21,780 SF .5 acres	7,000 SF .16 acres	No change
Wetlands	0	0	No change
Steep Slopes	0	0	No change
Lot Area (Net):	N/A	7000 SF .16 acres	No change
Coverage:			
Building	15%	22.8% (1595 sf)	23.6%* (1653 sf)
Total	25%	34.2% (2392 sf)	35.0%* (2450 sf)
Setbacks:			
Front	30'	27' to existing steps	No change
Side	7.5'	7.5'	No change
Rear	25'	25'	No change
Height	2 stories/26 feet	2 1/2-stories/ 27' feet Existing residence is not compliant to height	Proposed Addition: 2 stories / 23' feet

****Variance requested for building and total coverage.***

Zoning Data taken from Proposed Survey prepared by Wayne Arcamone, LS revised date 03/26/2024