



**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

November 1, 2024

Peter Romano  
 LANDTECH  
 518 Riverside Ave  
 Westport, CT 06880

**RE: CASE # ZBA-24-00531**  
**ADDRESS: 70 North Ave**  
**OWNER OF PROPERTY: Town of Westport**

Dear James Fraser,

This is to certify that at the work session of the Zoning Board of Appeals held on October 29, 2024, it was moved by J. Scordato and seconded by E. Wong to adopt the following resolution:

**70 North Ave: #ZBA-24-00589** by Peter Romano, LANDTECH, on behalf of property owner Town of Westport, for variance of Zoning Regulation: §11-6 (Coverage) for Wakeman Town Farm to renovate and expand the existing barn, located in Residence AAA district, PID #F12077000 was **GRANTED**.

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

- 1. Pre-existing Location of a Structure that pre-dates the Zoning Regulations**  
 The renovation will be completed on the existing foundation with only a de minimis increase in coverage.

**VOTE:**

AYES	-5-	Ezzes; Wong; Scordato; Masumian; Benson
NAYS	-0-	
ABSTENTIONS	-0-	

The above has been **GRANTED** in accordance with the plans submitted with the application: Site Development Plan prepared for Wakeman Town Farm prepared by Landtech dated 6/12/24 last revised 9/11/24 and Wakeman Town Farms prepared by Philip H. Cerrone III, AIA, NCARB Architect dated 5/23/24 last revised 8/6/24. Said plans are stamped "APPROVED" by the Zoning Board of Appeals on October 29, 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, Chairman  
Westport Zoning Board of Appeals