



**WESTPORT**<sup>SM</sup>

## Planning & Zoning Department

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### Memorandum

**To:** Members, Zoning Board of Appeals  
**From:** Laurie Montagna, CAZEO, Zoning Official  
**Date:** November 15, 2024  
**Re:** **Variance Appl. #ZBA-24-00661, 20 Evergreen Parkway**

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**Address:** 20 Evergreen Parkway  
**ZBA #:** ZBA-24-00661  
**Zone:** Residence A district  
**PID #:** D11098000  
**Owner:** Julie Samuels and Benjamin Schlang  
**Applicant:** Hannah I Robertson, Architect

**Proposal:** For addition over building and total coverage on non-conforming lot in Res. A zone.

**Variations requested:** Sec. 13-6 for building and total coverage in Res. A zone

**Hardship Offered by Applicant:** “The coverage restriction on this undersized lot 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.”

**Prior Variances:** No prior variances

**Flood Zone Data:**

Is the property in a Flood Zone? AE 13	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
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**Additional Requirements:**

Excavation & Fill Application Required? No grading shown		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 ARB 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:	

**Background:** 20 Evergreen Parkway is a nonconforming 0.31-acre lot located in the Residence A (0.5-acre, 21, 780 sf required) zoning district. The lot is 13,738 sf with no steep slopes or wetlands present. The property is serviced by public water and sanitary sewer.

**Current Project:** The proposed project is for construction of a one-story addition to the rear of the house that bring the lot over building and total coverage. The lot is currently compliant to building and total coverage. The proposed addition increases the footprint 396 sf. The building coverage is proposed at 17.5% and the total proposed total coverage is 26.1%. A variance for Sec. 13-6 for building and total coverage is requested with this application.

The two gravel areas shown on the existing and proposed surveys in the setback area are considered walkways, based on photos submitted by the applicant, as that is what they are used for. No variance needed for walkways in the setbacks. The propane tank on the south lot line in the setbacks is shown on 2006 survey, so legalized for location per C.G.S 8-13a. There is a second floor addition shown on the building plans that does not require a variance.

**ZONING DATA TABLE:** *Information taken from proposed survey by Michael Shevlin, Jr, LS, revised 11/14/2024.*

	Existing	Proposed	Required/Allowed
<b>Gross Lot Area:</b>	13,738 sf (.24 acres) Non-conforming Lot	Same	21,780 sf
<b>Building Coverage:</b>	2,004 sf 14.6%	2,400 sf 17.5%*	3,267 sf (15%)
<b>Total Coverage:</b>	3,183 sf 23.2%	3,579 sf 26.14% *	5,445 sf (25%)
<b>Setbacks:</b>	<b>Front:</b> 30' <b>Side:</b> 10' <b>Rear:</b> 25'	30' 10' 25	30' 15' 25'
<b>Height and Stories:</b>	2 1/2 Stories 24' Height	1 Story Addition 12' Height**	2 1/2-Stories 35' Height

\* - Variance requested for Sec. 13-6 for building and total coverage.

**Department Comments:**

Engineering Department:	If the variance is granted, approval from the Engineering Department will be needed prior to zoning permit issuance.
Conservation Department:	There are no wetlands or watercourses present, and the property is outside the WPLO jurisdictional boundary, so no Conservation permit is needed.