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October 28, 2024

Amanda Trianovich
Deputy P&Z Director
Planning & Zoning Department
110 Myrtle Avenue
Westport, CT 06880

Re: ZBA Application at 279 Saugatuck Avenue, Westport, CT

Dear Ms. Trianovich:

Please accept this enclosed narrative as part of the variance application to the Westport Zoning Board of Appeals for the property located at 279 Saugatuck Avenue, Westport, CT (the "Site").

Section of Zoning Regulations for Variance

The Applicant requests a variance of the following section of the Westport Zoning Regulations (the "Regulations") at the Site:

Variance of Sec. 12-4 to reduce the side lot line setback from 25' to 21.6', 21.6' existing, to construct a second-story addition above an existing attached garage.

Narrative of Proposed Development

The Applicant proposes to construct a small second story addition to the existing, attached one-story garage to the principal dwelling at the Site with associated improvements within the Residence AA District ("AA District"). The Site currently contains a principal single-family dwelling and is pre-existing nonconforming as to the side lot line setback at the corner of the existing garage. The Applicant is not proposing to protrude any further into the side lot line setback than existing conditions. The dwelling is significantly setback from the street line and the Saugatuck River to the east complying with all other setbacks. The Site is and will remain under the total coverage requirement as the Applicant is not expanding the footprint.

The Applicant proposes a second story addition to the existing dwelling, which will contain a bedroom, full bath and sitting room. There will be no increase in nonconformity under

the Regulations. The height of the proposed addition is below the permitted height of forty feet (40') and will only make this section of the dwelling two (2) stories. It is designed on the exterior to match the existing building.

Hardship

Granting the Applicant said variances will not substantially affect the comprehensive zoning plan of the Town of Westport and adherence to the strict letter of the Westport Zoning Regulations will cause an unusual hardship to the Applicant as the Applicant is not proposing any increase in nonconformity under the Regulations. The Applicant merely proposes to go vertical at the existing setback. The overwhelming bulk of the addition is compliant as to setback except for a small corner. A setback of the second floor addition from the first floor addition will create more of a visual disruption to the character and design in the neighborhood than the proposed design. The proposed design will have the least amount of impact to the surrounding neighborhood. In reality, the proposed variance will be completely indiscernible by the surrounding neighborhood as it applies to such an insignificant portion of the addition.

For the reasons stated above, the Applicant respectfully requests approval for the stated variance for the Site.

Sincerely,



Chris Russo