



**Town of Westport**  
**ZONING BOARD OF APPEALS**  
Town Hall, 110 Myrtle Ave Room 203  
Westport, CT 06880 Tel: 203-341-1030 Fax: 203-454-6145

May 16, 2018

233 LLC  
c/o John F. Fallon, Esq.  
53 Sherman Street  
Fairfield, CT 06824

**RE: ZBA CASE #7629**

**ADDRESS: 233 Hillspoint Road**

**OWNER OF PROPERTY: 233 LLC**

Dear Mr. Fallon:

This is to certify that at the work session of the Zoning Board of Appeals held on May 8, 2018, upon a motion made by Mr. Deverin and seconded by Mr. Hood, the Board voted 4 – 1 (Ezzes, Deverin, Hood, Newman) in favor to **GRANT** your request for a variance (Wong) opposed and the following resolution was adopted:

**RESOLVED:** ZBA Appl. #7629 by 233 LLC, c/o John F. Fallon, Esq. for property owned by 233 LLC, c/o John F. Fallon, Esq. for a variance for setbacks and coverage for a new single family dwelling to be consistent with the Coastal Area Management Act **is hereby GRANTED WITH CONDITIONS**, for property located in a Residence B zone, PID #E04107000.

Zoning Board of Appeals found the following unusual hardship from the application of the regulations to the subject property:

- **Small non conforming lot**
- **Odd shaped lot**

**This variance was granted subject to the following condition**

- **Non conversion agreement to be filed on the land records**
- **Vegitative buffer along the length of the rear to protect Long Island Sound**
- **Sidewalk to be retained**

The above being **GRANTED** in accordance with Site Development Plan of 233 Hillspoint Road Westport, Connecticut prepared for PEN Building Company, prepared by B&B Engineering, dated 3/2/18, revised 3/23/18, one (1) page; Plans titled 233 Hillspoint Road, Westport, CT, 06880 prepared by Beinfield Architecture, PC, dated 3/15/18, ten pages, (10) A0.00, A0.10, A0.11, A0.12, A0.13, A1.00, A1.10, A1.20, A1.30, A1.40.

The structure cannot be demolished unless it has been specifically requested on the application.

*This variance application is granted upon the condition that all construction and site improvements shall be in strict accordance with the plans and other documents submitted and any statements or representations made by the applicant or agent on the record. Any deviation from such documents or representations shall require further review and approval from the Board.*

**This variance needs to be filed with the Town Clerk before you can obtain either a Zoning or a Building permit.**

The project must be conducted in conformance with the approved plans.

Yours Truly,

Jim Ezzes, Chairman  
Zoning Board of Appeals

Certified Mail: