



PHILIP C. PIRES

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August 18, 2020

VIA E-MAIL (ZBA@westportct.gov)

Westport Zoning Board of Appeals
Planning & Zoning Department, Room 203
110 Myrtle Avenue
Westport, CT 06880
Attn: Mary Young

Re: Variance Application (ZBA-20-00305) of 233 LLC for 233 Hillspoint Road

Dear Ms. Young:

Please find enclosed updated plans, which are responsive to the comments of the ZBA at the July 14, 2020 hearing:

- Two full size copies and six reduced, to-scale copies, of updated architectural drawings in which the following changes were made:
 - 1) Added block walls with flood vents covered by a stone veneer to the lower level.
 - 2) Changed the siding to cedar shingle siding, whitewashed.
 - 3) Changed the roofing wood shingle roofing.
 - 4) Added muntins/grills to the inside and outside of the windows where indicated and changed the configuration of the windows to address ZBA concerns, including:
 - a. Removed windows from the garage on the east side.
 - b. Reduced the amount of window coverage on the south (rear) side.
 - 5) Removed exterior mechanicals from the east side of the house.
 - 6) Added a solid parapet as shown on the rear elevation to hide the mechanicals on the roof.
 - 7) Reduced the openings to the beach on the lower level on the south (rear) side.
 - 8) Extended the roof line to the end of the deck on the south (rear).
 - 9) Removed the chimney and replaced it with a bump out of living space and a covered porch.

1115 Broad Street
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Bridgeport, CT 06601-1821
Tel: (203) 368-0211

158 Deer Hill Avenue
Danbury, CT 06810
Tel: (203) 792-2771

320 Post Road West
Westport, CT 06880
Tel: (203) 222-1034

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- Eight copies of the updated Site Development Plan to reflect the updated architectural drawings.

Very truly yours,



Philip C. Pires

cc: Attorney Peter Gelderman, via e-mail (pgelderman@berchemmoses.com)