

**Trianovich, Amanda**

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**From:** Zoning Board of Appeals  
**Subject:** FW: 233Hillspoint Rd

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AUG 31 2020  
WESTPORT Z.B.A.

-----Original Message-----

From: Hal Kravitz <halkrav@gmail.com>  
Sent: Sunday, August 30, 2020 10:19 PM  
To: Zoning Board of Appeals <ZBA@westportct.gov>  
Subject: 233Hillspoint Rd

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To the ZBA,

I own the property at 222 Hillspoint Rd across the street from the hideous structure, completely blocking views of the beach and shoreline being built on the 233 Hillspoint Rd property where Joey's by the Shore Featuring Elvira Mae's Coffee Bar is my tenant.

I've read all of the emails sent to your board of appeals regarding the history of this debacle, unapproved and approved variances, deviations from approvals, and an obvious disregard for P&Z and ZBA authority.

Set all of this aside, let's please let common sense prevail on what is an obvious out of place and inappropriate sized and designed structure for our close in and extended coastal neighborhood.

As I understand it, the current coverage is 2-2.5 times that which is allowed for a personal residence structure on a lot this size. How could this variance ever have been approved by your appeals board in the first place regardless of what sat on the property prior to this structure being constructed?

As I also understand it and have seen from seeing the documentation submitted on the P&Z website, and in spite of a certain structure and design being approved, the developer decided to build something that looks very different than what was initially approved with no regard for the process and P&Z authority in place. I realize they have provided their intended modifications coming out of the last ZBA hearing that reflect what they originally submitted and what was initially approved. What's to stop them from once again deviating from these modifications if they obtain your approval based on their history and behavior to date?

Whether it's the overall height, cupola, chimney, mechanicals placement, set backs or anything else where violations exist and where the owner and developer decided to do what they wanted to regardless of what was approved, all of this needs to be addressed and fixed...up to and including tearing this hideous and obtrusive building down and starting over!! There is no hardship here other than what the owner and developer have done to themselves...they themselves caused anything that can be construed as a hardship.

As I, and many of my neighbors believe and feel very strongly about, the ZBA should have no option but to support and defend the aesthetics of our neighborhood and community, as well as help preserve our property values versus supporting an owner and developer who could care less about the damage they are causing to our neighborhood....aesthetically and financially.

Your support of your fellow Westporters, neighbors, and community in protecting everything dear to all of us is greatly appreciated.

As I started this note off with, it is my hope that common sense with the community's interests in mind will prevail here.

Thank you,

Hal Kravitz  
222 Hillspoint Rd