

Trianovich, Amanda

From: Zoning Board of Appeals
Subject: FW: Neighborhood and Abutters Petition requesting the ZBA deny application # 20-00305
Attachments: petition_to_ZBA_to_deny_application_#20-00305_et_al_for 233_Hillspoint_Rd.pdf

From: David J. van Dorsten <dvandorsten@optimum.net>
Sent: Monday, August 31, 2020 4:28 PM
To: Zoning Board of Appeals <ZBA@westportct.gov>
Cc: Marpe, Jim <JMARPE@westportct.gov>; Tyminski, Cindy <ctyminski@westportct.gov>; Young, Mary <maryyoung@westportct.gov>
Subject: FW: Neighborhood and Abutters Petition requesting the ZBA deny application # 20-00305

CAUTION: This email originated from outside of the Town of Westport's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sirs /Madams,

Attached please find a .pdf of six pages containing #38 signatures of close and abutting neighbors (see map) protesting the application before the ZBA and requesting the ZBA deny the application before them regarding 233 Hillspoint variances.

At your convenience please reply with your confirmation of receipt of these petitions.

Sincerely,

David van Dorsten
917 282 4907 c

Regarding 233 Hillspoint Road (ZBA #7592, ZBA #7629, Revoked Zoning Permit #42345, ZBA 20-00305),

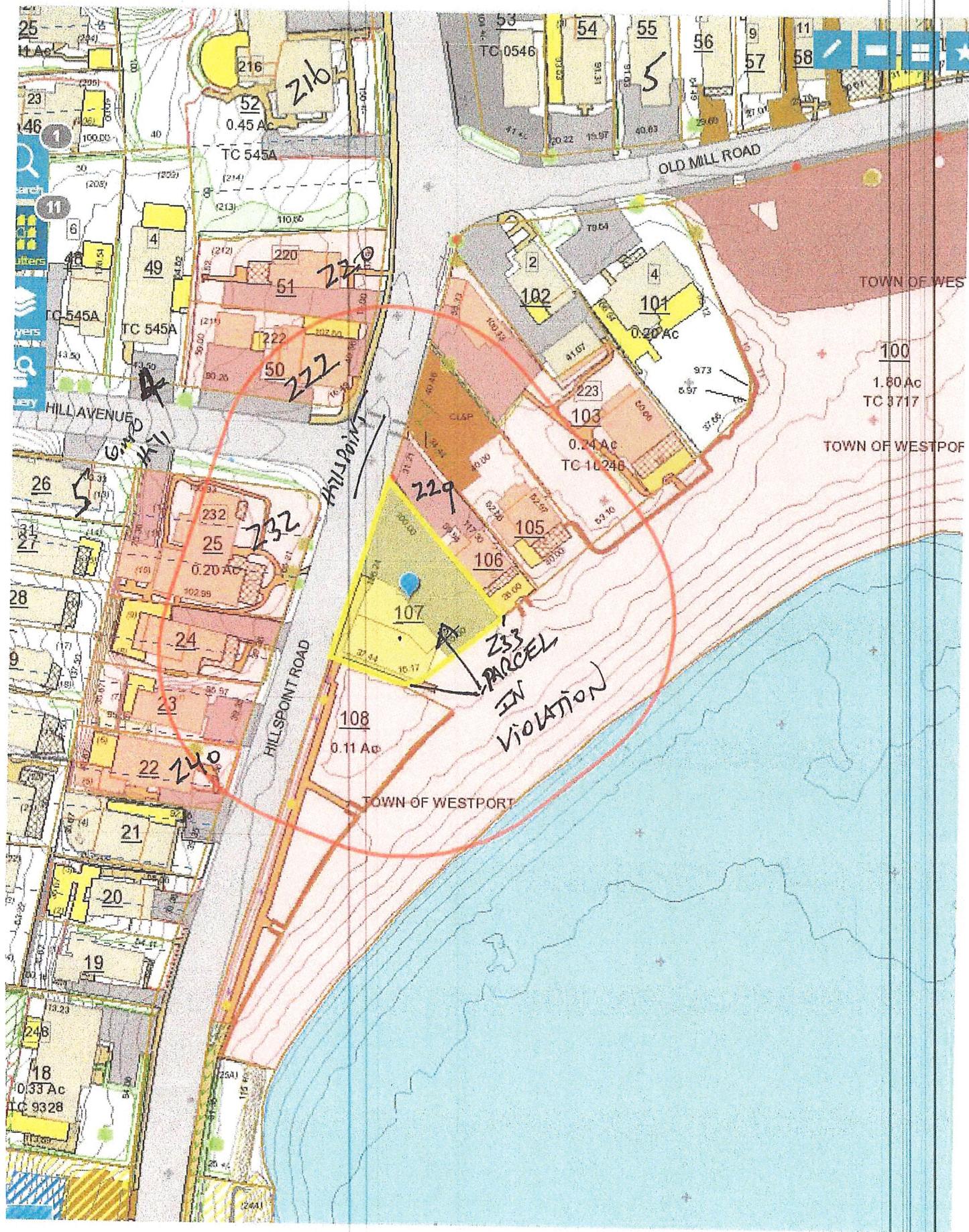
We the undersigned ask the ZBA to deny this application. We fully support the points below:

1. Westport Town P&Z & ZBA **must** enforce all rules to their fullest extent to protect ALL Westport residents from overdevelopment of this parcel, abutted by public & public park property on three sides.
2. Recognize that the owner/developer acted independently to abandon the Commercial Use of the property and to demolish the existing structure. In doing so, the owner lost all claims to prior, non-conforming uses and non-conforming coverages.
3. Recognize that all hardships, other than setbacks, are without merit under CT law for this parcel.
4. Financial considerations of the applicant, both direct and indirect, in this development cannot legally be considered a hardship.
5. Limit the development of this Westport property abutting town property on three sides, to:
 - a. 15% building coverage, which is the maximum allowed without a valid hardship variance
 - b. Height of 26' to the midpoint of the roof, starting at FEMA Base Flood Elevation
 - c. Enforcement of the definition of "Cupola", negating usage of stairs, elevators & storage
 - d. Limiting coverage/use of areas within setbacks so that they **do not** include:
 - i. Coverages for egress
 - ii. Coverage for mechanicals

NAME	Address	Date
KRAVITZ	HAL KRAVITZ & K... / 222 Hillspoint Rd	8/30/20
LAUB	DAVID LAUB David Laub Jr. 4 Campo Hill Ave	8/30/2020
BERGMANN	Don Bergmann Bergmann 32 Sherwood Dr	8/30/2020
VAN DORSTEN	DAVID VAN DORSTEN / 216 HILLSPOINT RD	30 AUG 2020
WEBER	Michael Weber 208 Hillspoint Rd	8-30-20
FERRARI	Ernest Ferrari 220 Hillspoint Rd	8/30/20
HORWITZ	William Horwitz 232 Hillspoint	8/31/20

SIGNATURE AMY FEDEX ON 9/1/20 (EMAIL CONFIRMATION AVAIL.)

DELHO
 Anne & Joe Coe / 504 Hill Road / 8-30-20



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NAME	Address	Date
BERGMANN Steve Bergmann	32 Sherwood Dr	8/31/20
BERGONZI Tom Bergonzi	41 Sherwood Drive	8/31/20
APPELBAUM Tom Appelbaum	37 Sherwood Drive	8/31/20
POSTER Tom Poster	33 Sherwood Dr	8/31/20
TIFFANY MUNN & ERIC RIBEIRO	5 Camp Hill Ave	8/31/20
JACKMAN Tom Jackman	8 Camp Hill Ave	8/31/20
BASS Tom Bass	23 Sherwood Dr.	8/31/2020
WILSON Tom Wilson	15 SHERWOOD DR	8/31/2020
DIPRATO Tom Diprato	4 Sherwood Dr.	8/31/2020
DIPRATO Tom Diprato	4 Sherwood Dr	8/31/2020
HANIGAN Tom Hanigan	6 Sherwood	8/31/2020
BARTIE Tom Bartie	8 SHERWOOD	8/31/20
ELBOUTIER Tom Elboutier	14 Sherwood	8/31/20

SHERWOOD

