

# ZBA STAFF REVIEW

Date Received: 5-26-20

PID #: C08035000,001,002,003,004

ZBA #: ZBA-20-00348

Property Address: 124 Riverside Avenue

Zone: A

Applicant: Erika Wright

Owner: Convent Mews Condos



## Legal Description of the Project:

To Modify condition #2 in variance case #3068, requiring driveway to be gravel and to permit asphalt and for driveway expansion over total coverage permitted in case #3068 (34%), and for existing shed installed without permits in setbacks and over building and total coverage maximums.

## Variances Needed:

13-4 Setbacks

13-6 Coverage

## History:

See variance history in file.

Does this work constitute New Construction Definitions per §5? Yes  No

Excavation & Fill Appl. Required? Yes  No

P&Z Site Plan/ Special Permit Appl. Required? Yes  No

Is this Application eligible for a Site Plan Waiver per § 43-5.2? Yes  No

CAM? Yes  No  Is CAM Site Plan Required? Yes  No  List Sections: 31-10.6.5

Is ARB review required? Yes  No

**For Properties in Flood Zone:**

Flood Zone/ Elevation (BFE):

Proposed First Floor Elevation:

Existing Average Grade:

Additional Height earned per §6-3.3:

**Lot Area:**

Gross Lot Area: 23447

Net Lot Area: 23447

Wetlands

Steep Slopes

ZONE:	Variance?	Conforming?	Proposed	Existing	Required/ Allowed
Building Coverage:	YES	NO	17.14%	16.2%	15%
Total Lot Coverage:	YES	NO	46.7%	45.8%	25%
Setbacks:					
Front:	NO	NO	30	30	30
Side:	YES	NO	14.7	14.7	15
Rear:	---	---			

**Signs:**

Existing:

Required:

Proposed:

**Additional Information & Notes:**

ZBA case #3068 permitted 34% total coverage for parking. Total coverage has increased to 46.72%. Proposed building coverage is 17.14%, with shed, with no variances found for building coverage.

*This application is now complete*

Zoning Official Signature: *Laurie Montagna*



Date: 6/30/20  
Revised 7/9/20, Rev:9/15/20



TOWN OF WESTPORT  
ZONING BOARD OF APPEALS  
TOWN HALL, 110 MYRTLE AVENUE  
WESTPORT, CT 06880  
(203) 341-1081

**Memo:**

To: All Zoning Board of Appeals Members  
From: Laurie Montagna, Zoning Official *LM*  
Date: July 10, 2020  
Re: ZBA CASE #20-00348 – 124 Riverside Avenue

**Past Variances:**

**77-1934** – 8/21/34 – John Shaughnessey - Request for funeral home

**Denied**

**2961** – 6/12/78, Senie - To allow building at 124 Riverside Ave to be used for professional office and building at 18 Burr Road to be used for 3 family dwelling

**Denied**

**3002** – 11/13/78 – Randal & Leifer - 12-2 to allow multi-family residential and professional office use of 124 Riverside Ave and 13-6 to allow lot coverage of 34.7% for parking

**Denied**

**3024** – 4/24/79 – Randal & Leifer - Sec. 12-2, 46-3.3.1 and 13-6 to allow multi-family and professional office use at 124 Riverside Ave and to waive Site Plan Review and to allow 34.5% lot coverage

**Denied**

**3068** – 7/25/79 – Randal & Leifer - Sec. 13-3 to divide property into two lots of less than ½ acre each and Sec. 13-2 to allow 4 condominiums & Sec. 13-6 to allow total lot coverage of 34% for parking

**Granted with conditions:**

1. That fire and smoke detectors shall be installed in each unit;
2. That the parking area shall be gravel rather than paved to provide better drainage;
3. That the 6 ft stockade fence shall be constructed as shown on the plan;
4. That the external renovation shall preserve the 19<sup>th</sup> century style of the building;
5. That the construction of the 4 unit condominium building on Part A shall be in accordance with the plans on file with the application.”

**3130 – 7/22/80 – The Convent Assoc. Inc. - To build a garage 1' from East lot line and 0' from west lot line and to increase coverage to 41%**

**Denied**