

George and Shannon Vindiola
61 Kings Highway South
Westport, CT 06880

September 20, 2020

Zoning Board of Appeals
Town of Westport
110 Myrtle Ave #203
Westport, CT 06880

Dear Zoning Board of Appeals:

Thank you for your time to hear our case and working effortlessly to make our home and the town a great place to live.

This property was extremely hard to develop considering the wetland restrictions we had to adhere to. We focused on listening to every request the Conservation and Engineering departments made, keeping as much natural habitat as was possible, staying cognizant of the drainage issues that plagued us as well as our neighbors, all while trying to construct the home.

There were several issues with the backyard space from the beginning. Our application was submitted with a very large patio in stone as a placeholder. We wanted the space to be more natural. And we needed to reduce the size due to budget constraints. We built the pool but not the patio. We had a temporary gravel area where a future patio/deck would be installed. The Conservation department loved that the area was over a 50% reduction in our deck/patio area, and also felt the deck would have a lot less impact than a stone patio.

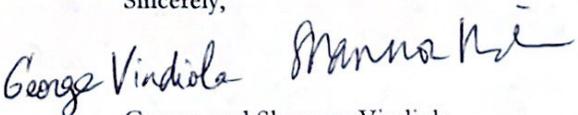
We already agreed, and it is written in our deed, that whatever we constructed had to be permeable. The deck provides a surface for the water to flow through it. Then we discovered the built deck increased our building coverage. Our builder explained that this rule keeps people from building/enclosing the area and adding square footage to their home. That was never our intention. We understand the rules now and are sorry that we unintentionally disregarded it.

We are working with the Conservation department by having the property closely monitored by Aleksandra Moch. We are committed to keeping the property natural. Because of this, we are concerned about the impact on the property if a change is needed. The plantings have matured, solving the ground water issues. It would be a huge disruption to the property, our neighbors, and our family to remove the deck. The deck sits in a hole on the ground to be flush with the studio and pool elevation. If removed, machinery would be needed to fill the hole and to construct footings for the stairs.

Again, we very much appreciate your role in this, and understand your concern. We would like to propose a defense for the town by permanently *adding to our deed that no further development can be done on the property*. We will agree to have on our deed that we can never add a roof to the deck or ask for any further building coverage relief.

We look forward to your response.

Sincerely,



George and Shannon Vindiola