



WESTPORT

**Town of Westport
Zoning Board of Appeals**

Town Hall, 110 Myrtle Avenue, Room 203, Westport, CT 06880
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July 11, 2025

Andy Soumelidis
LANDTECH
518 Riverside Avenue
Westport, CT 06880



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Book 4358 Page 1028 - 1029
File# 141

**RE: CASE # ZBA-25-00185
ADDRESS: 50 Post Road West
OWNER OF PROPERTY: Botero Property Management**

Dear Andy Soumelidis,

This is to certify that at the work session of the Zoning Board of Appeals held on July 8, 2025, it was moved by J. Newman and seconded by E. Wong to adopt the following resolution:

50 Post Rd W: #ZBA-25-00185 by Andy Soumelidis, LANDTECH, on behalf of property owner Botero Property Management, for a variance of Zoning Regulation §34-11.5 (Maximum Driveway Slope) for driveway modifications to reduce steepness, located in Restricted Office Retail District #1, PID# C09064000 is GRANTED.

The Zoning Board of Appeals found the following unique and specific hardship from the application of the regulations to the subject property:

Safety: The current driveway slope presents a safety hazard for both vehicles and pedestrians, particularly during inclement weather, and the proposed modification is necessary to reduce the risk of accidents and improve safe access to the property.

Reduction in Nonconformity: The proposed driveway modification, while still not fully compliant with slope standards, reduces the degree of nonconformity by lessening the steepness of the existing hazardous condition.

Steep Slopes: The property contains approximately 2,677 square feet of steep slopes, which create natural physical constraints that limit development options on the site.

VOTE:

AYES	-5-	Ezzes; Wong; Scordato; Newman; Benson
NAYS	-0-	
ABSTENTIONS	-0-	

The above has been GRANTED in accordance with the plans submitted with the application: Site Improvements for a Proposed Driveway prepared for Tomas Botero and prepared by LANDTECH dated 11/7/24 revised 5/5/25 (5 pages). Said plans are stamped "APPROVED" by the Zoning Board of Appeals on July 8, 2025.

Effective Date: Contingent upon applicant filing this resolution with the Town Clerk.

Prior to the issuance of a zoning permit this variance must be filed with the Town Clerk.

Subsequent to recording the variance with the Town Clerk you will need to obtain a Zoning Permit. You may also require a Building Permit, and you should contact the Building Department at 203-341-5025 for further information.

Yours Truly,

J. Ezzes 

James Ezzes, Chairman

Westport Zoning Board of Appeals

Received for Record at Westport, CT
On 07/15/2025 At 9:57:39 am


Tracy Bonkerton, Town Clerk