

Dec 03/2025

Subject: Request for Special Permit – Parking Waiver

Dear Members of the Planning and Zoning Committee,

We respectfully request a special permit for a parking waiver.

The property has historically been used as office space with 13 parking spaces. We purchased it to complete non-structural interior renovations and convert it into an owner-occupied medical office. During preparation of the required site plan, it was discovered that three spaces minimally encroach on state-owned land. This paved area lies inside the fence line of 180 Saugatuck and has long appeared to function as part of our lot. The city had no prior site plans, and the encroachment was only confirmed through survey.

Over the past 18 months, we have worked with Planning and Zoning to resolve this issue. Although we pursued purchasing the state parcel, we were later informed it is zoned residential and would not resolve the deficiency.

With our surveyor and architect, we redesigned the site to provide 14 spaces by converting the current one-way entrance into a two-way and designating the secondary access as restricted employee parking.

Although my family has relocated to Westport, for the past two years I have continued commuting monthly to Washington State to practice medicine due to the inability to renovate and relocate my practice. This has caused unnecessary and significant stress on my family.

Given the challenges and our efforts to comply, we respectfully request approval of the variance.

Sincerely,

Elizabeth Nega

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