



TOWN OF WESTPORT
Zoning Board of Appeals

Town Hall, 110 Myrtle Ave.
 Westport, CT 06880
 Phone (203) 341-1081; Facsimile (203) 454-6145



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 Book 3054 Page 238 - 239
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January 14, 2010

Felix Charney
 Summit Saugatuck 180
 96 Old Post Road
 Southport CT 06890

RE: ZBA CASE #6873

ADDRESS: 180 Saugatuck Avenue

OWNER OF PROPERTY: Summit Saugatuck 180, LLC

Dear Mr. Charney:

This is to certify that at the work session of the Zoning Board of Appeals held on January 12, 2010, the Board voted 5 - 0 (Ezzes, Wong, Masumian, Bowen and Harris) in favor to **GRANT** your request for variance and the following resolution was adopted:

RESOLVED: The application of Felix Charney for property owned by Summit Saugatuck 180, LLC for the property located at **180 Saugatuck Avenue** for Variance of Sec. 24-4 (for setbacks); of the zoning regulations is hereby granted to permit the legalization of two air conditioning units in the setbacks in a GBD zone (PID#B05088000).

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

- Three front setbacks
- Pre-existing non-conforming structure


The above being GRANTED in accordance with the plans submitted with the application (Site Plan entitled, "Zoning Location Survey, 180 Saugatuck Avenue prepared for Summit Saugatuck 180 LLC, Westport, CT; scale 1" = 20', dated July 28, 2003, revised on November 13, 2009, prepared by William Seymour & Assoc., P.C.") and said Plans stamped "APPROVED" by the Zoning Board of Appeals on January 12, 2010.

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

The structure cannot be demolished unless it has been specifically requested on the application.

This variance needs to be filed with the Town Clerk before you can obtain either a Zoning or a Building permit. You will need to obtain a Zoning permit and a Building Permit before your project can begin. The project must be built in conformance with the approved plans.

Yours Truly,


Jacqueline Masumian, Secretary
Zoning Board of Appeals

JM:imb
Certified Mail:RRR
cc: ZEO
enc.

Received for Record at Town of Westport, CT
On 01/20/2010 At 11:25:11 am


Patricia H. Strauss, Town Clerk