



Town of Westport
Zoning Board of Appeals

Town Hall, 110 Myrtle Avenue, Room 203, Westport, CT 06880
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September 19, 2025

Curt Lowenstein
LANDTECH
518 Riverside Ave.
Westport, CT 06880

RE: CASE # ZBA-25-00318
ADDRESS: 1 Fragrant Pines Court
OWNER OF PROPERTY: Courtney & Andrew Sidereal

Dear Curt Lowenstein,

This is to certify that at the work session of the Zoning Board of Appeals held on September 16, 2025, it was moved by J. Scordato and seconded by E. Wong to adopt the following resolution:

1 Fragrant Pines Ct: #ZBA-25-00318 by Curt Lowenstein, LANDTECH, on behalf of property owner Courtney and Andrew Sidereal, for a variance of Zoning Regulations §13-6 (Building and Total Coverage), §13-4 (Setbacks), and §6-2.1 (Non-conforming Structure Expansion) to retain the entryway and to construct a patio and a driveway expansion, located in Residence A District, PID# C11137000 is **GRANTED**.

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

- 1. Irregularly Shaped Lot:** The uniquely irregular shape of the lot creates an exceptional hardship by significantly restricting the buildable area and making strict compliance with setback and coverage requirements unfeasible.
- 2. Safety:** The proposed driveway extension will provide a safe turnaround area, eliminating the need to back out onto a busy road, thereby significantly improving safety for residents, visitors, and through traffic.
- 3. Small Non-Conforming Lot:** The subject property is located in a Residence A District, which requires a minimum lot size of 0.5 acres (21,780 square feet). This lot, at approximately 0.36 acres (15,841 square feet), is only 73% of the required minimum. The significantly undersized lot limits the ability to comply fully with current zoning regulations while maintaining reasonable use of the property.

- 4. **Steep Slopes:** The property’s extensive steep slopes (990 SF) created unique physical constraints that limited development options on the site.
- 5. **Corner Lot:** The corner lot configuration results in multiple front yard setbacks, significantly reducing the buildable area and creating a unique constraint not present on interior lots.
- 6. **Pre-existing Location of a Structure that pre-dates the Zoning Regulations:** The existing Historic Dwelling, established prior to zoning, imposes unique constraints that make full compliance impractical while pursuing thoughtful enhancements that preserve and extend the home’s functional use.

VOTE:

AYES	-5-	Ezzes; Wong; Scordato; Rabiner-Gordon; Benson
NAYS	-0-	
ABSTENTIONS	-0-	

The above has been **GRANTED** in accordance with the plans submitted with the application: Site Development Plan prepared for Andrew & Courtney Sidereal and prepared by LANDTECH dated 5/2/25, revised 6/23/25 (2 pages). Said plans are stamped “APPROVED” by the Zoning Board of Appeals on September 16, 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,

James Ezzes, Chairman
Westport Zoning Board of Appeals