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Westport RTM Planning & Zoning Committee

Re: P&Z Amendment #621

The following is the impact of #621 on our property, 32 Sherwood Drive, .22 of an acre (9,979 sq. ft.) in an AA zone up from Old Mill Beach.

25% TOTAL (old) COVERAGE RULE, AS MODIFIED BY #621	MAXIMUM PERMITTED, SQ. FT. 2,494.75 sq. ft. *	ACTUAL AMOUNT, SQ. FT. 2,463 sq. ft.
NEW 15% BUILDING COVERAGE RULE:	1,496.90 sq. ft.	1,550 sq. ft.

32 Sherwood Drive will become a coverage non-conforming property by 53 sq. ft.

NOTE:

This non-conformity would not arise, but for two subtleties in #621, as follows:

VESTIBULE – We have a 36 sq. ft. unheated, uninsulated but enclosed backdoor entrance area. #621 requires that the space not be enclosed to be excluded from building coverage. If we replaced one or two small window panes with screening, presumably it would cease to be “enclosed” and would be excluded from building coverage.

PORCH – We have a first floor screened porch, 10x11. Above 66 sq. ft. of that porch is a smaller, porch with only a railing on the second floor. #621 excludes only 44sq. ft. (4x11) of the first floor porch from building coverage because 66 sq. ft. (6x11) is the size of the second floor porch and only that portion of a porch without another porch above it is excluded from building coverage (see photograph below).



My concern is that #621 does not properly address small AA zone lots.

* New 25% rule also would permit an additional 244 sq. ft. of patio.