

To: Old Saybrook Zoning Board of Appeals

From: Matthew J O'Keefe

Re: ZBA Application for 44 Willard Avenue, Old Saybrook, CT

Date: March 1, 2024

#### **Addendum to Application**

This Addendum is to supplement page 3 of the previously filed application.

The Variance Requested is as follows"

"Paragraph 10.7.1 and 10.7.2 (non conformity enlargement/change); Paragraph 58.2.1 (riparian buffer setback Gateway Conservation Zone/ 100' required/49.2' from tidal wetlands to proposed); Paragraph 58.6 (setback from Gateway Conservation Zone/ 100' required/49.2' from tidal wetlands to addition proposed); Paragraph 68.1.2B9 ( Special setback from tidal wetlands 50' required 49.2' to addition proposed) of the Zoning regulations to permit the construction of a 44 s.f. Dormer and a 220 s.f. Covered Porch at 44 Willard Avenue, Map 24/Lot92, Residence A Zoning District, Gateway Conservation Zone, Coastal Area Management Zone"

The calculations for the addition as made by the Architect are attached as Schedule A. The proposal has no impact on the existing Maximum Building Coverage on the lot and is within the existing Building Coverage on the Lot.

 3/1/24

Matthew J O'Keefe

## Schedule A

From: David Noe [dnoe@360designplus.com](mailto:dnoe@360designplus.com)  
Subject: Willard Ave  
Date: Feb 29, 2024 at 12:21:42 PM  
To: Matthew O'Keefe [mjokeefe75@gmail.com](mailto:mjokeefe75@gmail.com)

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Hi Matt,

The additional square footage for 44 Willard Ave is as follows.

Dormer: 48 square feet

Covered porch: 220 Square Feet

Thank you,  
David A. Noe, AIA

**360Design+,LLC**

**David A. Noe, AIA**

Old Lyme, CT 06371

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