

VARIANCE or APPEAL APPLICATION

WESTPORT ZONING BOARD OF APPEALS – 203-341-1030

INSTRUCTIONS for APPLICANT:

Applicant must complete pgs 1 & 2, then REVIEW & COLLECT ALL materials listed on pgs 4 & 5.
When all is collected Call for a Staff Check Appointment 341-1030 Staff will complete pgs 3,
After the Staff Check is complete you may submit your application. Please read pgs 6 & 8.

Note: Commercial projects may require Architectural Review Board approval, if needed;
You MUST submit the ARB application BEFORE going to ZBA Hearing.

OFFICE USE ONLY

Application#: 7524
Date: 11-22-16

Fee Paid: N/C
(Resubmitted instead of refund.)

1. Property Address: 118 Myrtle Avenue, Westport

2. Applicant's Name: Douglas and Kristen Tirola E-Mail: tirolafamily@gmail.com

Applicant's Address 118 Myrtle Avenue, Westport Daytime Tel: 203 722-1449

3. Owner's Name: - same as above- E-Mail: _____

Owner's Address: _____ Daytime Tel: _____

4. All Applicants MUST contact Conservation Dept. and Ask if your project needs their approval = Rm 205 – 341-1170.

5. Is this property on: a Septic System: or Sewer:

6. Is this property within 500 feet of any adjoining municipality? Yes No

7. Does this property contain 25% Steep Slopes? Yes No

8. Does this project involve the demolition of any structures that are 50 years old or more? Yes No *Garage under 500 sf so Historic not req'd.*
If #7 is "Yes" you MUST have project REVIEWED by HDC PRIOR to this ZBA application - Room 108 - 341-1184.

9. Briefly Describe your Proposed Project: *Addition of:* New Kitchen, Family Room, Mudroom, Porch and Garage
on 1st Floor. New bathrooms, expanded bedroom on 2nd floor.

Remove Playset and portion of garage which are all in set back.

Relocate portion of driveway 1:4:17 KT

10. Will any part of any structures be demolished? No Yes - If Yes, Describe below or attach a Demolition Plan:
Demolish 1st Floor Kitchen and Garage- see demo plans

11. List each specific sections of the Zoning Regs which you are seeking a variance of: i.e. (Sec 6-2 = Set back)
Section 13-6 building coverage and total coverage

Section 6-2.2 non conforming lot
6-2.1.6 new construction

12. Identify any other issues that may need to be reviewed & approved by ZBA: i.e. (Sec 11-5 Coverage for existing shed)

13. List the PROPERTY HARDSHIP(s) or REASON(s) why this Variance or Appeal should be granted, stating clearly the exceptional difficulty REGARDING YOUR PROPERTY. Note: Financial Hardship will NOT warrant a variance approval see pg 6.
Non-Conforming long skinny lot. House is listed on Historic Resources Inventory and pre-dates zoning regulations. Driveway is part of coverage, and location requires long driveway and topography limits access. Topographical Hardship.

I hereby certify that the above information is correct and that the accompanying exhibits attached are true.

Applicant's Signature (If different than owner)

Krista Tirola
Owner's Signature (Must be signed)

If the applicant is unable to obtain the signature of the property owner, a letter of authorization by the property owner must be submitted.

RECEIVED

NOV 22 2016

WESTPORT Z.B.A.

ZBA APPLICATION STAFF REVIEW

List all MISSING APPLICATION MATERIALS below.

Advise applicant a DUE DATE for the revised material (Add 2 weeks for Transmittals).

If the revised application materials are not received by due Date, application will be rescheduled to a later hearing date.

1. bldg plans & survey to match Date Received: 1/4/17

2. change survey to show det. gas being removed Date Received: _____

3. survey to be revised to show on proposed the exist. drive to remain and the proposed new drive Date Received: 1/4/17

4. ↙ ↘ Date Received: _____

5. ↙ ↘ Date Received: _____

6. the appl needs to be revised to Date Received: 1/4/17

7. show relocation of drive cover. Date Received: _____

8. engin. review of 1/3/17 survey Date Received: 1/10/17 ←

9. owner to add 36-2.1.6 (all new construction to conform) Date Received: 1/10/17 ←

10. _____ Date Received: _____

Misc. Notes:

STAFF Re-Review of Missing or Modified Materials:

YES - APPLICATION IS NOW COMPLETE - All above missing items have been RECEIVED

Land Use Coordinator's Endorsement: Susan Reynolds Date: 1/4/17

ZBA APPLICATION STAFF REVIEW

Property Address: 118 Myrtle Ave

PID #: C10 131 000 Zone: A

Does this work constitute New Construction Definitions per § 5? Yes No

Excavation & Fill Appl. Required? Yes No

P&Z Site Plan/ Special Permit Appl. Required? Yes No

Is this Application eligible for a Site Plan Waiver per § 43-5.2? Yes No N/A

CAM? Yes No Is CAM Site Plan Required? Yes No List Sections: 31-10.6.4

Is ARB review required? Yes No

For Properties in Flood Zone:

Flood Zone/ Elevation (BFE): X Proposed First Floor Elevation: N/A

Existing Average Grade: ? Additional Height earned per §6-3.3: N/A

Additional square feet of coverage for entry stairs/ platforms ALLOWED: N/A REQUESTED: _____
(15 sf per entrance per foot that building is to be elevated above average grade to at least BFE, max 225 sf)

List P&Z Regulations Section Numbers required for this project:

§ 13-6, 6-2.1.6 & 6-2.2 for addns & drive over
§ bdg. and total coverage
§ _____
§ _____
§ _____

Misc. Notes: connection must meet 8' requirement,
& stay confirmation req'd < ZP

Zoning Official's Endorsement: Susan Reynolds Date: 11/28/16

TO BE COMPLETED BY OWNER/ APPLICANT Page 2 of 8

After all required materials are collected, call for an appointment for a "ZBA Staff Check" 203-341-1030.

BUILDING PLANS (TITLE) The Tirola Residence
BY: Brooke Girty Design DATE 4/7/16 NUMBER of PGS. 9
REVISED DATE _____ NUMBER of PGS. _____

SURVEY OR SITE PLAN (TITLE) Proposed Building Additions Plot Plan prepared for Douglas S. & Kristen H. Tirola
BY: Leonard Surveyors LLC DATE 4/6/16 NUMBER of PGS. 1
REVISED DATE _____ NUMBER of PGS. _____

GROSS LOT AREA: 14,631 NET LOT AREA: (less 80% wetlands or steep slopes): 14,631

SETBACKS: Front / Side / Rear (From Survey)

Existing: 73' 19.2' 12.7'
Required: 30' 10' 25' ✓
Proposed: 73' 19.2' 25.5'
10' SK 11/28/16

FLOOR AREA / FAR:

Existing: _____
Allowed: _____
Proposed: _____

COVERAGE: Building / Total (From Survey)

Existing: 17871 4116 12.2% 28.1%
Required: 21951 3658 15% 25%
Proposed: 28661 5290 19.59% 36.16%
SK 11/28/16

PARKING:

Existing: _____
Required: _____
Proposed: _____

HEIGHT: In Feet / # of Stories

Existing: 31' 6 1/2" 2 1/2
Required: 35' 2 1/2
Proposed: 31' - 6 1/2" 2 1/2

SIGNS:

Existing: _____
Required: _____
Proposed: _____

ATTIC / HALF STORY: - to be clarified & confirmed

Existing: yes / Proposed: no change

CRAWL SPACE - CELLAR - BASEMENT: - to be clarified & confirmed

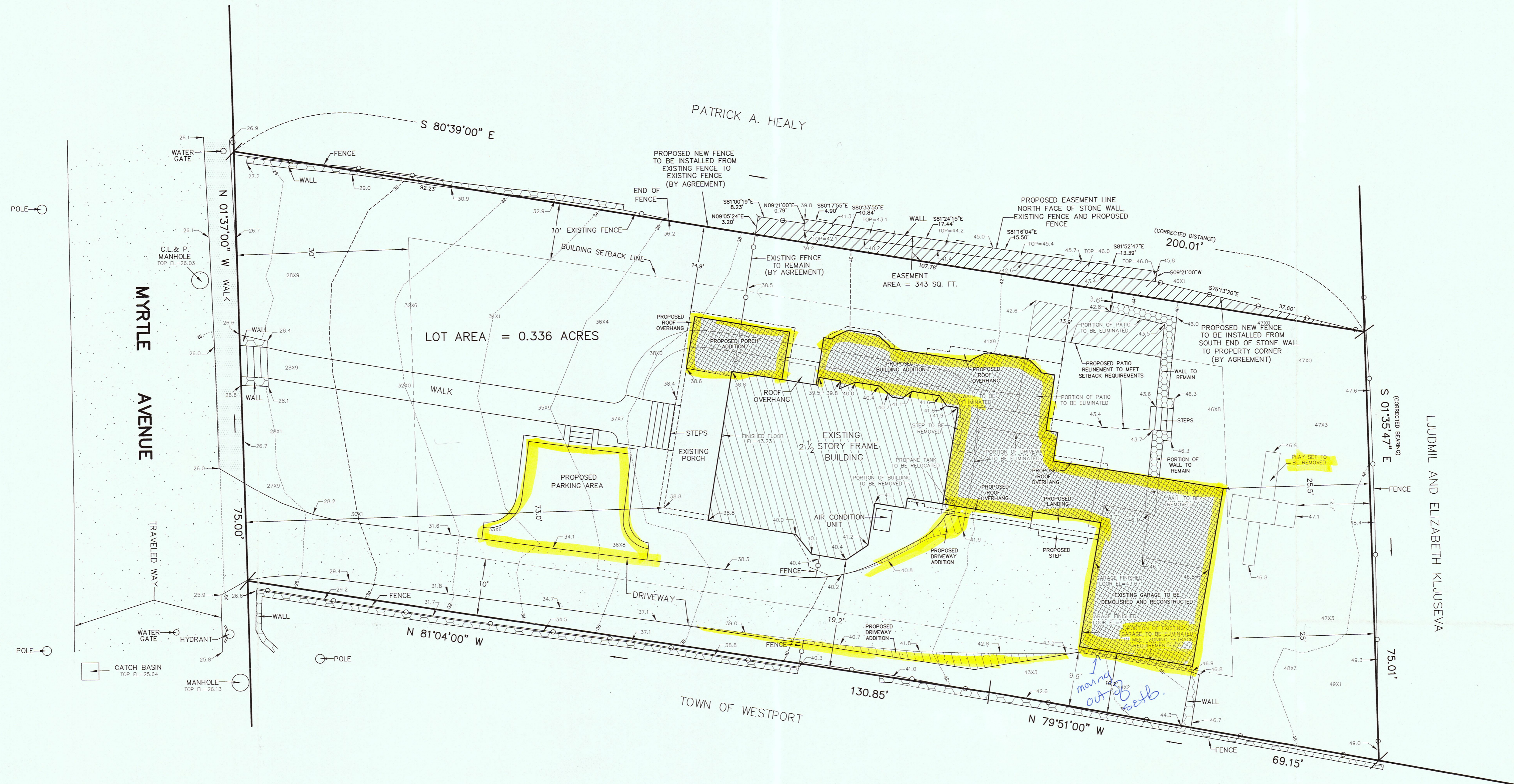
Existing: yes / Proposed: _____

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NOTE: If you submit Revised Plans - You MUST SUBMIT A COVER LETTER listing EACH CHANGE & 9 COPIES.
REVISIONS FEE: Revised Plans which require additional staff review **ADDITIONAL FEE** of HALF of original Appl. fee is required.

DISCLAIMER: The P & Z Staff is reviewing the application materials submitted for completeness, however, it is ultimately the applicant's responsibility to ensure the accuracy and completeness of this application.

Applicant's Signature: Kristen Tirola Date: 11/1/16
(Must be signed)



NOTE

- REFERENCE IS HEREBY MADE TO A MAP ENTITLED, MAP OF PROPERTY BELONGING TO MRS GEORGE H. ST JOHN, WESTPORT, CONNECTICUT, DATED NOVEMBER 1917, MADE BY WALTER K. GOODHUE (SEE TOWN HALL MAP 154, ON FILE IN THE TOWN CLERK'S OFFICE).
- PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD BOUNDARY LINE, BUT IS LOCATED IN FLOOD ZONE C, AREAS OF MINIMAL FLOODING, AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, TOWN OF WESTPORT, CONNECTICUT, FAIRFIELD COUNTY, PANEL 3 OF 5, COMMUNITY PANEL NUMBER 090019 0003 C, MAP REVISED: JANUARY 7, 1998.
- BENCH MARK USED TO ESTABLISH SPOT ELEVATIONS AND TWO FOOT CONTOUR LINES, EXTRAPOLATED FROM WESTPORT, CONNECTICUT, TOPOGRAPHIC MAP, MAP SHEET: C10, BY JAMES W. SEWALL COMPANY, DATED APRIL 9, 2005.
- PROPERTY DOES NOT CONTAIN INLAND WETLANDS, AS PER WESTPORT, CONNECTICUT, TOPOGRAPHIC MAP, MAP SHEET: C10, BY JAMES W. SEWALL COMPANY, DATED APRIL 9, 2005.
- PROPERTY DOES NOT CONTAIN STEEP SLOPES, AS PER ON SITE SPOT ELEVATIONS AND STEEP SLOPES.
- PROPERTY IS LOCATED ON ASSESSOR'S PROPERTY MAP C10, LOT 131.
- PROPERTY IS LOCATED IN "A" RESIDENCE ZONE.
- NO INTERIOR LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON.
- NO ABSTRACT OF TITLE PROVIDED.

LOT AREA AND COVERAGE REQUIREMENTS

LOT AREA AND BASE LOT AREA = 14,631 SQ. FT.
 2 1/2 STORY FRAME BUILDING = 1,272 SQ. FT.
 FRAME GARAGE = 432 SQ. FT.
 PLAY SET = 83 SQ. FT. *-to be removed*

TOTAL BUILDING COVERAGE = 1,787 SQ. FT. 12.21%
 DRIVEWAY = 2,329 SQ. FT.

TOTAL LOT COVERAGE = 4,116 SQ. FT. = 28.13%
 ALLOWABLE BUILDING COVERAGE = 2,195 SQ. FT. = 15.0%
 ALLOWABLE LOT COVERAGE = 3,658 SQ. FT. = 25.0%

PROPOSED BUILDING COVERAGE AND LOT COVERAGE

EXISTING 2 1/2 STORY FRAME BUILDING, EXISTING FRAME GARAGE AND PROPOSED BUILDING ADDITIONS = 2,866 SQ. FT. = 19.59%
 PROPOSED DRIVEWAY = 2,424 SQ. FT. *-95% more than exist. -relocated cover.*
 PROPOSED TOTAL LOT COVERAGE = 5,290 SQ. FT. = 36.16%

ALLOWABLE BUILDING COVERAGE = 2,195 SQ. FT. = 15.0%
 ALLOWABLE LOT COVERAGE = 3,658 SQ. FT. = 25.0%

1/4/17 staff review
 2866
 -1272
 1594 add to house
 735%

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 JAN 04 2017
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PROPOSED BUILDING ADDITIONS

PLOT PLAN

PREPARED FOR

DOUGLAS S. AND KRISTEN H. TIROLA

118 MYRTLE AVENUE

WESTPORT ~ CONNECTICUT

SCALE 1"=10' ~ JANUARY 3, 2017

LEONARD SURVEYORS LLC

"CERTIFIED SUBSTANTIALLY CORRECT"
 CLASS A-2 ACCURACY

1175 POST ROAD EAST
 WESTPORT, CONNECTICUT 06880
 PHONE: (203) 226-7861
 FAX: (203) 454-1832

Charles Leonard
 CHARLES L. LEONARD, L.S., CONN. REG. NO. 20866

