

VARIANCE or APPEAL APPLICATION

WESTPORT ZONING BOARD OF APPEALS Tel: 203-341-1030 Fax: 203-454-6145

INSTRUCTIONS for APPLICANT: For Questions visit P&Z office Daily 9:00-11:30.

Applicant must complete pgs 1 & 2, then REVIEW & COLLECT ALL materials listed on pgs 3&4.

When all is collected DROP OFF to P&Z OFFICE DAILY between 8:30 & 3:00 ONLY.

After the STAFF REVIEW is complete you will be notified with a Hearing Date. Please read pgs 5&7.

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#: 7528

Date: 1-4-17

Fee Paid: 360.00 PA ✓

1. Property Address: 15 BIRCH STREET, WESTPORT, CT Zone: A
Commercial Property: or Residential:

2. Applicant's Name: GEORGE MASUMIAN E-Mail: masumian@mindspring.com

Applicant's Address 19 COMPO RONO SO., WSPT, CT Daytime Tel: (203) 226-8071

3. Owner's Name: PAUL D CHAPMAN E-Mail: aicships@gmail.com

Owner's Address: P.O. BOX 959, EDWARDS, CO, 81632 Daytime Tel: (203) 859-9825

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

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

6. Does this project involve the demolition of any structures that are 50 years old or more? Yes No

7. Briefly Describe your Proposed Project: DEMOLISH EXISTING GARAGE, REAR DECK AND PANTRY. BUILD NEW GARAGE, FAMILY ROOM WITH BEDROOMS ABOVE.

8. Will any part of any structures be demolished? No Yes - If Yes Attach a Demolition Plan:

SEE ZBA DRAWING NOS: ZBA-8 & ZBA-9

9. List each "Regulation Section Number" you are requesting a variance for: i.e. (Sec 6-2 = Set back)

SEC. ~~6-2.1~~, 6-3.1, 13-4, 13-6

1/10/17
for 6-2.1.6

10. List any other variances that are requested to legalize any previous issues: i.e. (Sec 11-5 Coverage for existing shed)

11. 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.

① NON-CONFORMING LOT, ② IRREGULAR LOT SHAPE, ③ STEEP SLOPES, ④ PRE-EXISTING DRIVEWAY ADDS EXCESS COVERAGE, ⑤ PRE-EXISTING BUILDING IN SETBACK, ⑥ HISTORIC HOUSE PRE-DATES ZONING, ⑦ OVERHANGS ADD TO COVERAGE BECAUSE OF NON-CONFORMING LOT, ⑧ PRE-EXISTING BUILDING CONFIGURATION ON LOT

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

DIGITALLY ADDITION LOCATION.

[Signature]
Applicant's Signature (If different than owner)
If the applicant is unable to obtain the signature of the property owner, a letter of authorization by the property owner must be submitted.

see letter
Owner's Signature (Must be signed)
RECEIVED
JAN 04 2017

TO BE COMPLETED BY OWNER/ APPLICANT

After all required materials are collected, DROP OFF to P&Z OFFICE DAILY between 8:30 & 3:00 ONLY.

BUILDING PLANS (TITLE) ADDITION AND ALTERATIONS TO CHAPMAN RESIDENCE
BY: GEORGE J. MASUMIAN DATE 12-22-14 NUMBER of PGS. 17
ARCHITECTS, A.I.A. REVISED DATE _____ NUMBER of PGS. _____

SURVEY OR SITE PLAN (TITLE) EXISTING PLOT PLAN (11-29-16) & PROPOSED BUILDING ADDITION PLOT PLAN (12-21-16)
BY: LEONARD SURVEYORS DATE _____ NUMBER of PGS. _____
REVISED DATE _____ NUMBER of PGS. _____

GROSS LOT AREA: 18,172 SF. NET LOT AREA: (less 80% wetlands or steep slopes): 17,844 SF.

SETBACKS: Front / Side / Rear (From Survey)

Existing: 24.1' / 2.9' / 3.4'
Required: 30' / 10' / 25'
Proposed: 22.4' / 2.9' / 4.1'

*2.8' & 1.8' SL 1/9/17
SLM 1/10/17*

FLOOR AREA / FAR: N.A.

Existing: _____
Allowed: _____
Proposed: _____

COVERAGE: Building / Total (From Survey)

Existing: 13.31 % / 26.93 %
Required: 15 / 25
Proposed: 18.58 / 31.58

*incl. overhangs? SL 1/9/17
SLM 1/10/17*

PARKING:

Existing: 2
Required: 2
Proposed: 2

HEIGHT: In Feet / # of Stories

Existing: 29.33 /
Required: 35 /
Proposed: 29.33 /

SIGNS: N.A.

Existing: _____
Required: _____
Proposed: _____

ATTIC / HALF STORY:

Existing: 48.97 % / Proposed: 47.77 %

LANDSCAPING: N.A.

Existing: _____
Required: _____
Proposed: _____

CRAWLSPACE - CELLAR - BASEMENT:

Existing: 948 SF / Proposed: 470 SF

1/9/17 BASEMENT CELLAR SL

CRAWLSPACE

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**.

RECEIVED
JAN 04 2017
WESTPORT Z.B.A.

ZBA APPLICATION STAFF REVIEW

Property Address: 15 Birch St. # 7528

PID #: DO9 067 000 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: _____

Is ARB review required? Yes No

For Properties in Flood Zone:

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

Existing Average Grade: _____ Additional Height earned per §6-3.3: _____

Additional square feet of coverage for entry stairs/ platforms ALLOWED: _____ 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:

- § 13-4 & 6-2.1.6 & 6-3.1 for new construction/addn. in setb.
- § _____
- § 13-6 for expansion of exist bldg. over bldg. cover. &
- § increasing non-conf. total coverage
- § _____

Misc. Notes: rear deck & gravel area not shown on GIS,
roof overhangs count as coverage & can't be in setb.
(not incidental)

Zoning Official's Endorsement: Susan Reynolds Date: 1/10/17

exist. bldg. conforms to cover. so 6-2.2 not req'd.

cellar to be confirmed < zp

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.

email sent 1/9/17

1. applicant to revise p.1 to show what Date Received: 1/10/17 SK
variances are being requested (setb/cover)

2. on line 9 Date Received: _____

3. survey revised or file from survey subm. Date Received: _____ ** **
to confirm roof overhangs incl. in cover.

4. _____ Date Received: _____

5. _____ Date Received: _____

6. _____ Date Received: _____

7. _____ Date Received: _____

8. _____ Date Received: _____

9. _____ Date Received: _____

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

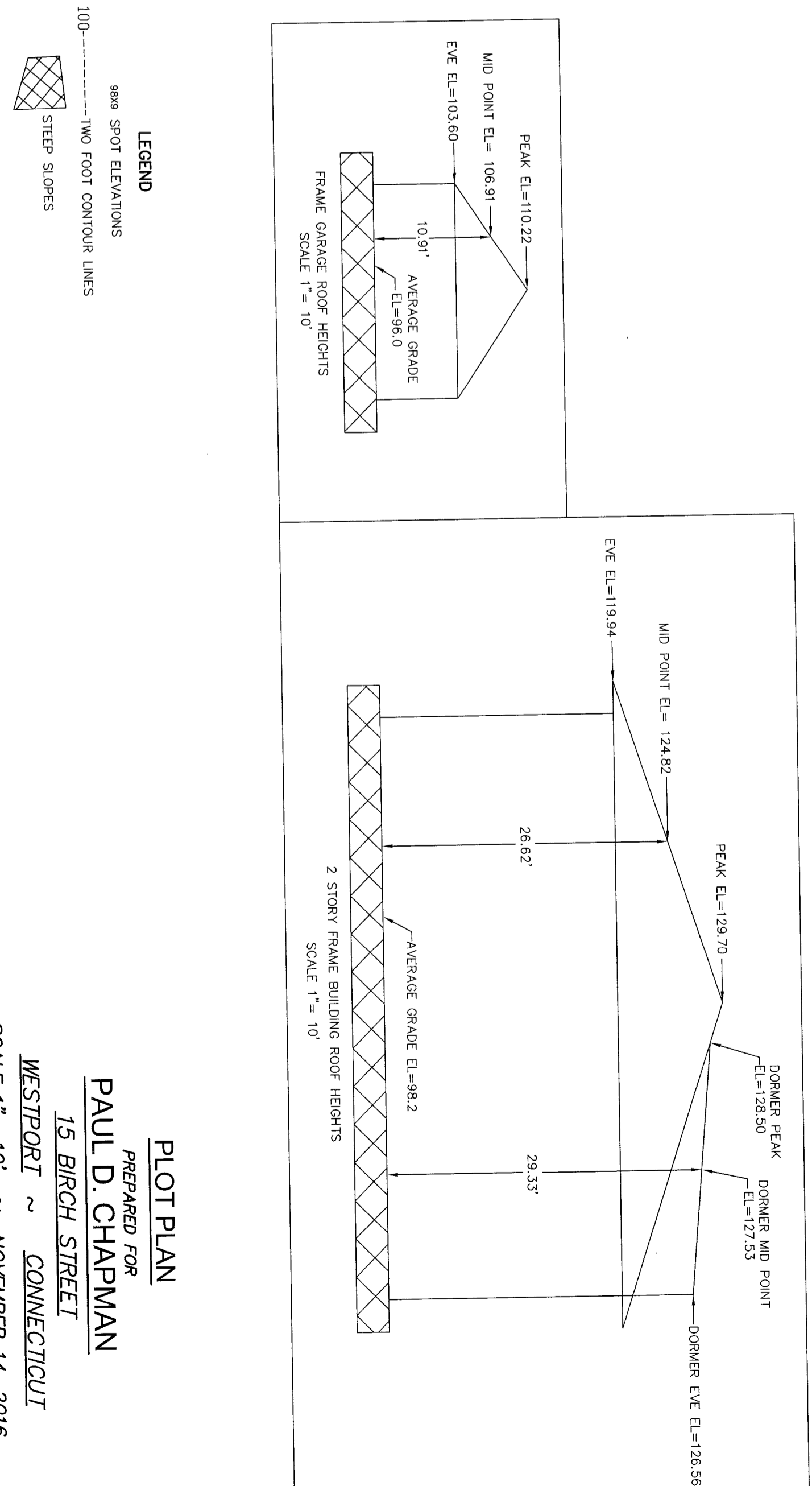
Land Use Coordinator's Endorsement: _____ Date: _____

NOTE

1. REFERENCE IS HEREBY MADE TO A MAP ENTITLED, MAP OF PROPERTY FOR THE PEASE REALTY, COMPANY, WESTPORT, DATED NOVEMBER, 1915. (SEE TOWN HALL MAP 138, ON FILE IN THE WESTPORT LAND RECORDS).
2. REFERENCE IS HEREBY MADE TO A MAP ENTITLED, SURVEY PREPARED FOR IRVING T. FURBER, WESTPORT, CONNECTICUT, DATED FEBRUARY, 1959, MADE BY CHARLES S. LYMAN (SEE TOWN HALL MAP 5003, ON FILE IN THE WESTPORT LAND RECORDS).
3. REFERENCE IS HEREBY MADE TO A MAP ENTITLED, SUBDIVISION MAP, PREPARED FOR MERRIMAC ASSOCIATES, INC., WESTPORT, CONNECTICUT, DATED JANUARY 3, 1979, REVISED MARCH 10, 1979, REVISED JUNE 13, 1979 AND REVISED NOVEMBER 1, 1979, MADE BY LEO LEONARD (SEE TOWN HALL MAP 7788, ON FILE IN THE WESTPORT LAND RECORDS).
4. REFERENCE IS HEREBY MADE TO A MAP ENTITLED, MAP OF PROPERTY PREPARED FOR SAMUEL J. HERMAN TRUSTEE, 370-422 POST ROAD EAST WESTPORT, CONNECTICUT, DATED JANUARY 28, 1993, REVISED FEBRUARY 26, 1993, REVISED MARCH 2, 1993, REVISED DECEMBER 3, 1993, REVISED MARCH 21, 1995, REVISED JANUARY 3, 1997, REVISED MARCH 14, 1997 AND REVISED MAY 15, 1998, MADE BY DENNIS A. DELUOS (SEE TOWN HALL MAP 9263, ON FILE IN THE WESTPORT LAND RECORDS).
5. REFERENCE IS HEREBY MADE TO A DEED IN VOLUME 490, PAGE 127, ON FILE IN THE WESTPORT LAND RECORDS.
6. PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD BOUNDARY LINE, BUT IS LOCATED IN FLOOD ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD BOUNDARY LINES SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM, PANEL 0413G, FIRM, FLOOD INSURANCE RATE MAP, FARMFIELD SOUND, CONNECTICUT, PANEL 413 OF 626, CONTAINS: COMMUNITY, WESTPORT, TOWN OF, NUMBER 090019, PANEL 0413, SUFFIX G, MAP NUMBER 0900100113G, MAP REVISED JULY 8, 2013.
7. PROPERTY DOES NOT CONTAIN INLAND WETLANDS, AS PER WESTPORT ON LINE GEOGRAPHIC INFORMATION SYSTEM.
8. STEEP SLOPES SHOWN HEREON, TAKEN FROM ON SITE SPOT ELEVATIONS AND TWO FOOT CONTOUR LINES.
9. BENCH MARK USED TO ESTABLISH SPOT ELEVATION AND TWO FOOT CONTOUR LINES, EXTRAPOLATED FROM WESTPORT ON LINE GEOGRAPHIC INFORMATION SYSTEM, NORTH AMERICAN VERTICAL DATUM OF 1988.
10. PROPERTY IS LOCATED ON ASSESSOR'S PROPERTY MAP 09, LOT 067.
11. PROPERTY IS LOCATED IN "A" RESIDENCE ZONE.
12. NO INTERIOR LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON.
13. NO ABSTRACT OF TITLE PROVIDED.

LOT AREA AND COVERAGE REQUIREMENTS

LOT AREA = 18,172 SQ. FT.
 STEEP SLOPES = 410 SQ. FT.
 FACTOR = $\frac{410}{18,172} = 2.26\%$
 LOT AREA = 18,172 SQ. FT.
 MINUS FACTOR = 328 SQ. FT.
 BASE LOT AREA = 17,844 SQ. FT.
 BUILDING COVERAGE = 2,375 SQ. FT. = 13.31%
 DRIVEWAY COVERAGE = 2,451 SQ. FT.
 TOTAL LOT COVERAGE = 4,806 SQ. FT. = 26.93%
 ALLOWABLE BUILDING COVERAGE = 2,677 SQ. FT. = 15.02%
 ALLOWABLE LOT COVERAGE = 4,461 SQ. FT. = 25.02%

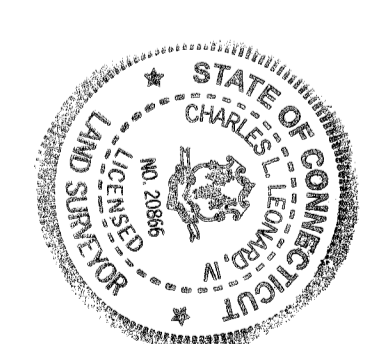


PLOT PLAN

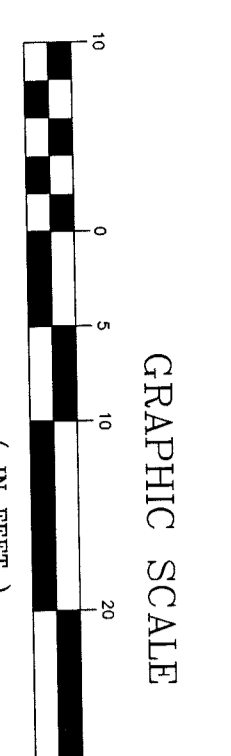
PREPARED FOR
PAUL D. CHAPMAN
 15 BIRCH STREET
 WESTPORT, CONNECTICUT

NOVEMBER 14, 2016
 SCALE 1" = 10'

LEONARD SURVEYORS LLC
 WESTPORT, CONNECTICUT
 "CERTIFIED SUBSTANTIALLY CORRECT"
 CLASS A-2 ACCURACY



CHARLES L. LEONARD, IV, L.S., COMM. REG. NO. 20865



NOTE

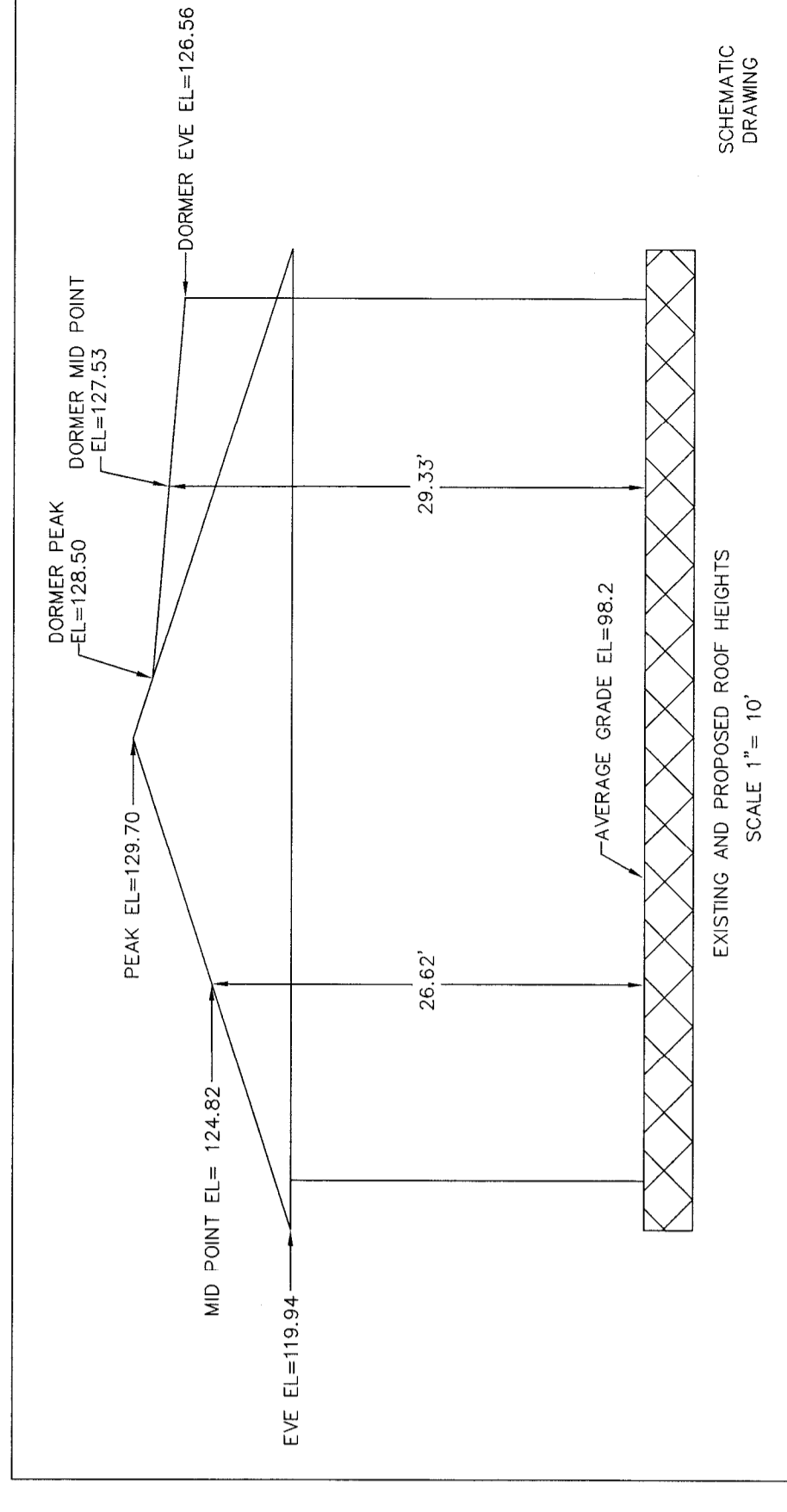
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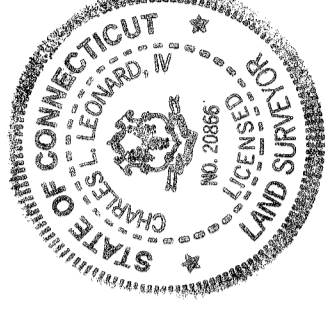
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 FACTOR = 80 X 410 = 328 SQ. FT.
 LOT AREA = 18,172 SQ. FT.
 MINUS FACTOR = 328 SQ. FT.
 BASE LOT AREA = 17,844 SQ. FT.

PROPOSED BUILDING AND PROPOSED LOT COVERAGE

PROPOSED BUILDING COVERAGE = 3,316 SQ. FT. = 18.58%
 PROPOSED DRIVEWAY COVERAGE = 2,320 SQ. FT.
 TOTAL LOT COVERAGE = 5,636 SQ. FT. = 31.58
 ALLOWABLE BUILDING COVERAGE = 2,677 SQ. FT. = 15.0%
 ALLOWABLE LOT COVERAGE = 4,461 SQ. FT. = 25.0%



PROPOSED BUILDING ADDITIONS
PLOT PLAN
 PREPARED FOR
PAUL D. CHAPMAN
 15 BIRCH STREET
 WESTPORT ~ CONNECTICUT
 SCALE 1" = 10' ~ DECEMBER 21, 2016
 LEONARD SURVEYORS LLC
 CERTIFIED SUBSTANTIALLY CORRECT
 CLASS A-2 ACCURACY



Charles Leonard
 CHARLES L. LEONARD, IV, L.S., CONN. REG. NO. 20886

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