

# ZBA 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.

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 & 4:00.

After the STAFF REVIEW is complete, a Hearing Date will be set. Please Review pgs. 5&7.

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

**OFFICE USE ONLY**

Application#: \_\_\_\_\_

Submission Date: \_\_\_\_\_

Receipt Date: \_\_\_\_\_

Fee Paid: \_\_\_\_\_

1. Property Address: 715 Post Road East Zone: GBD  
Commercial Property:  or Residential:
2. Applicant's Name: William W. Taylor E-Mail: tayloratty@sbcglobal.net  
Applicant's Address 1071 Post Road East Suite 206 Westport CT 0688 Daytime Tel: 203-227-9328

**NOTE: Below List Owner's Name (s) as appears on the DEED (No abbreviations) If more space needed submit list.**

3. Property Owner's Name: William W. Taylor E-Mail: tayloratty@sbcglobal.net  
Property Owner's Address: 1071 Post Road East Suite 206 Westport CT Daytime Tel: 203-227-9328

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:  
Construction of an 4220 sq. foot office building (medical/professional space) with 20 parking spaces after DOT condemnation.  
Project has prior variance approvals:  
ZBA case #7609 Dated 2/22/18 and

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

9. List each "**Regulation Section Number**" you are requesting a variance for: i.e. (Sec 6-2 = Set back)  
35-2-2.1 Front Landscape, Bufferstrip on corner; and Fencing 31-3.

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 5. See narrative.

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

William W. Taylor 4/16/24  
**Applicant's Signature** (If different than owner)

\_\_\_\_\_  
**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.



# 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)** \_\_\_\_\_  
BY: \_\_\_\_\_ DATE \_\_\_\_\_ NUMBER of PGS. \_\_\_\_\_  
REVISIED DATE \_\_\_\_\_ NUMBER of PGS. \_\_\_\_\_

**SURVEY OR SITE PLAN (TITLE)** Site Development Plan depicting 715 Post Road East  
BY: David R. Ginter, P.E. of Redniss & Mead DATE 12/1/2017 NUMBER of PGS. 11  
REVISIED DATE 1/23/2024 NUMBER of PGS. 11

**GROSS LOT AREA:** 15,435 **NET LOT AREA:** (*less 80% wetlands or steep slopes*): 15,254

**SETBACKS: Front / Side / Rear) (From Survey)**

Existing: 0 / 0 / 0  
Required: 30 / 15 / 25  
Proposed: 39.2' / 15 / N/A

**FLOOR AREA / FAR:**

Existing: 0  
Allowed: 3,859 SF  
Proposed: 4,220 SF

**COVERAGE: Building / Total (From Survey)**

Existing: 0 / 0  
Required: 3,813 SF / \_\_\_\_\_  
Proposed: 2,287 / 11,027

**PARKING:**

Existing: 0  
Required: 20  
Proposed: 20 plus 1 compact

**HEIGHT: In Feet / # of Stories**

Existing: 0 / 0  
Required: 30' / 2  
Proposed: 28-39' / 2

**SIGNS:**

Existing: prior variances received for sig  
Required: \_\_\_\_\_  
Proposed: \_\_\_\_\_

**ATTIC / HALF STORY:**

Existing: 0 / Proposed: \_\_\_\_\_

**LANDSCAPING:**

Existing: 0  
Required: \_\_\_\_\_  
Proposed: \_\_\_\_\_

**CRAWL SPACE - CELLAR - BASEMENT:**

Existing: 0 / Proposed: 0

**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**.