

# ZBA VARIANCE or APPEAL APPLICATION

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

ZBA-24-00288

**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: 5/21/24

Receipt Date: 5/28/24

Fee Paid: \$360.00

1. Property Address: 102 Beachside Avenue Zone: AAA  
Commercial Property: ☐ or Residential: ☒
2. Applicant's Name: Marc Lasry E-Mail: chris@russorizio.com
- Applicant's Address: Russo & Rizio, LLC, 10 Sasco Hill Rd., Fairfield, CT 06824 Daytime Tel: 203-528-0590

**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: Marc & Cathy Lasry E-Mail: chris@russorizio.com
- Property Owner's Address: 100 Beachside Ave., Westport, CT 06880 Daytime Tel: 203-528-0590

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:

The Applicant proposes a one-story addition in the middle of the rear of the existing one-story building to contain an additional family room/dining room, two (2) bedrooms and two (2) full baths.

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

RECEIVED

MAY 21 2024

ZBA

9. List each "Regulation Section Number" you are requesting a variance for: i.e. (Sec 6-2 = Set back)  
Sec. 11-4 - Street line and side lot line setback
10. List any other variances that are requested to legalize any previous issues: i.e. (Sec 11-5 Coverage for existing shed)  
Not applicable.
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 attached.

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

  
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)** Proposed Addition Lasry Residence 102 Beachside Ave Westport, CT  
BY: J.P. Franzen Associates Architects P.C. DATE 12/30/2023 NUMBER of PGS. 6  
REVISED DATE \_\_\_\_\_ NUMBER of PGS. \_\_\_\_\_

**SURVEY OR SITE PLAN (TITLE)** Property Survey Prepared for Marc & Cathy Lasry #100,102 & 104 Beachside Avenue  
BY: The Huntington Company, LLC DATE 02/19/2024 NUMBER of PGS. 1  
REVISED DATE \_\_\_\_\_ NUMBER of PGS. \_\_\_\_\_

**GROSS LOT AREA:** 87,760 SF **NET LOT AREA:** (less 80% wetlands or steep slopes): 87,760 SF

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

Existing: 4.6' / 0' / 384.6'  
Required: 50' / 50' / 50'  
Proposed: 26.0' / 0.4' / 323.7'

**FLOOR AREA / FAR:**

Existing: N/A  
Allowed: N/A  
Proposed: N/A

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

Existing: N/A / 23.41%  
Required: N/A / 25%  
Proposed: N/A / 24.94%

**PARKING:**

Existing: 2+  
Required: 2  
Proposed: 2+

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

Existing: 9' / 1  
Required: 40' / 3  
Proposed: 9' / 1

**SIGNS:**

Existing: N/A  
Required: N/A  
Proposed: N/A

**ATTIC / HALF STORY:**

Existing: N/A / Proposed: N/A

**LANDSCAPING:**

Existing: N/A  
Required: N/A  
Proposed: N/A

**CRAWL SPACE - CELLAR - BASEMENT:**

Existing: N/A / Proposed: N/A

**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**.