

ZBA VARIANCE or APPEAL APPLICATION

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

ZBA-24-00303

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: 5/20/24
Receipt Date: 5/28/24
Fee Paid: \$1660.00

1. Property Address: 1 Morningside Drive North Zone: BPD
Commercial Property: or Residential:
2. Applicant's Name: NO Real Estate, LLC E-Mail: Chris@russorizio.com
Applicant's Address: 1 Morningside Dr. N, Westport, CT 06880 Daytime Tel: 203-255-9928

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: NO Real Estate, LLC E-Mail: Chris@russorizio.com
Property Owner's Address: 1 Morningside Dr. N, Westport, CT 06880 Daytime Tel: 203-255-9928

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 to legalize the existing parking layout at the Property.

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)
Sec. 34-5 - Off-street Parking

10. List any other variances that are requested to legalize any previous issues: i.e. (Sec 11-5 Coverage for existing shed)
Sec. 34-5 - Off-street Parking

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) N/A

BY: _____ DATE _____ NUMBER of PGS. _____
REVISD DATE _____ NUMBER of PGS. _____

SURVEY OR SITE PLAN (TITLE) Record Drawing Plan Prepared For Newman's Own Foundation

BY: Meehan & Goodin Engineers - Surveyors, P.C. DATE 9-8-17 NUMBER of PGS. 2
REVISD DATE _____ NUMBER of PGS. _____

GROSS LOT AREA: 81,649 SF **NET LOT AREA:** *(less 80% wetlands or steep slopes):* 81,649 SF

SETBACKS: Front / Side / Rear (From Survey)

Existing: 51.3' / 34.3' / N/A
Required: 30 / 15 / 25
Proposed: 51.3' / 34.3' / N/A

FLOOR AREA / FAR:

Existing: Variance (V2036 P342)
Allowed: 0.25
Proposed: No Change

COVERAGE: Building / Total (From Survey)

Existing: Variance / N/A
Required: 20% / N/A
Proposed: Variance / N/A

PARKING:

Existing: 116 (Variance V3540 P 193)
Required: 121
Proposed: 116 (No Change)

HEIGHT: In Feet / # of Stories

Existing: Variance (V2036 P342) / Variance (V2036 P342)
Required: 30' / 2.5
Proposed: No Change / No Change

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.