

ZBA VARIANCE or APPEAL APPLICATION

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

ZBA-24-00282

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: 5/17/24

Receipt Date: 5/28/24

Fee Paid: 360.00

- Property Address: 11A River Oaks Road Zone: AA
Commercial Property: or Residential:
- Applicant's Name: Dean Martin, PE, Civil Engineer E-Mail: dean@martinengineering.com
Applicant's Address: 20 Lempert Street, Norwalk, CT Daytime Tel: 203-853-3833

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

- Property Owner's Name: River One Building Co, LLC E-Mail: G.Andy.Frank@gmail.com
Property Owner's Address: PO Box 3329, Westport, CT Daytime Tel: 203-266-6868
- Is this property on: a Septic System: or Sewer:
- Is this property within 500 feet of any adjoining municipality? Yes No
- Does this project involve the demolition of any structures that are 50 years old or more? Yes No

7. Briefly Describe your Proposed Project:

Construct Single-Family dwelling, driveway, septic system & stormwater management system

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

RECEIVED

MAY 17 2024

ZBA

- List each "Regulation Section Number" you are requesting a variance for: i.e. (Sec 6-2 = Set back)
Sec. 32-8.2.1, Excessive Fill, Sect. 32-8.3.2 - slopes > 5:1, Creding w/ 5' of it
Sect. 32-8.2.3 Fill > 10'
- List any other variances that are requested to legalize any previous issues: i.e. (Sec 11-5 Coverage for existing shed)
N.A.
- 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.
Existing Property has slopes > 25%, wetland soils in local areas.

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

Dean E. Martin
Applicant's Signature (If different than owner)

[Signature]
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) 11A River Oaks Road
BY: Andy Frank Builder DATE 1-3-19 NUMBER of PGS. 8
REVISED DATE _____ NUMBER of PGS. _____

SURVEY OR SITE PLAN (TITLE) Site Development Plan For Permit
BY: Gromman Engineering LLC DATE 4-12-22 NUMBER of PGS. 3
REVISED DATE 2-20-24 NUMBER of PGS. 3

GROSS LOT AREA: 56,336 SF **NET LOT AREA:** (less 80% wetlands or steep slopes): 46,847 SF

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

Existing: / /
Required: 30' / 25' / 25'
Proposed: 77.9' / 25.5' / 173'

FLOOR AREA / FAR:

Existing: _____
Allowed: _____
Proposed: _____

COVERAGE: Building / Total (From Survey)

Existing: /
Required: / 11,711.8 (25%)
Proposed: 2066 (4.4%) / 3,975 (8.48%)

PARKING:

Existing: _____
Required: 2
Proposed: 2

HEIGHT: In Feet / # of Stories

Existing: /
Required: /
Proposed: /

SIGNS:

Existing: NA
Required: _____
Proposed: _____

ATTIC / HALF STORY:

Existing: _____ / Proposed: _____

LANDSCAPING:

Existing: _____
Required: _____
Proposed: _____

CRAWL SPACE - CELLAR - BASEMENT:

Existing: _____ / Proposed: _____

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**.