

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: 66 Kings Hwy N. Zone: AA
Commercial Property: or Residential:
2. Applicant's Name: Scott H Buddenhagen E-Mail: scottj.budd@gmail.com
Applicant's Address: 597 Westport Ave Apt B-328 Daytime Tel: 203 451-8358
Norwalk, CT 06851

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: Scott & Margaret Buddenhagen E-Mail: scottj.budd@gmail.com
Property Owner's Address: 597 Westport Ave Apt B-328 Daytime Tel: 203-451-8358
Norwalk, CT 06851
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:
Enlarge approved parking area in front yard to accommodate two vehicles and add small hammer-head back-up area near the detached Garage/ADU (highlighted in yellow in "Proposed" Plan).
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)
11-6 Coverage

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

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.
1) Our property is .391 ac in a one acre (AA) zone.
2) Danger backing out into a busy street.

12. I hereby certify that the above information is correct and that the accompanying exhibits attached are true.
[Signature] 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) N/A

BY: _____ DATE _____ NUMBER of PGS. _____

REVISED DATE _____ NUMBER of PGS. _____

SURVEY OR SITE PLAN (TITLE) Site Development Plan

BY: Ochman Associates Inc DATE 11/20/23 NUMBER of PGS. 2

REVISED DATE 7/17/24 NUMBER of PGS. _____

GROSS LOT AREA: .391 ac NET LOT AREA: (less 80% wetlands or steep slopes): _____

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

Existing: _____ / _____ / _____
Required: _____ / _____ / _____
Proposed: _____ / _____ / _____

FLOOR AREA / FAR: N/A

Existing: _____
Allowed: _____
Proposed: _____

COVERAGE: Building / Total (From Survey)

Existing: 2220 / 4259
Required: N/A / N/A
Proposed: 2220 / 4479

PARKING:

Existing: 3 spots
Required: 3 spots
Proposed: 4 spots

HEIGHT: N/A In Feet / # of Stories

Existing: _____ / _____
Required: _____ / _____
Proposed: _____ / _____

SIGNS: N/A

Existing: _____
Required: _____
Proposed: _____

ATTIC / HALF STORY: N/A

Existing: _____ / Proposed: _____

LANDSCAPING: N/A

Existing: _____
Required: _____
Proposed: _____

CRAWL SPACE - CELLAR - BASEMENT: N/A

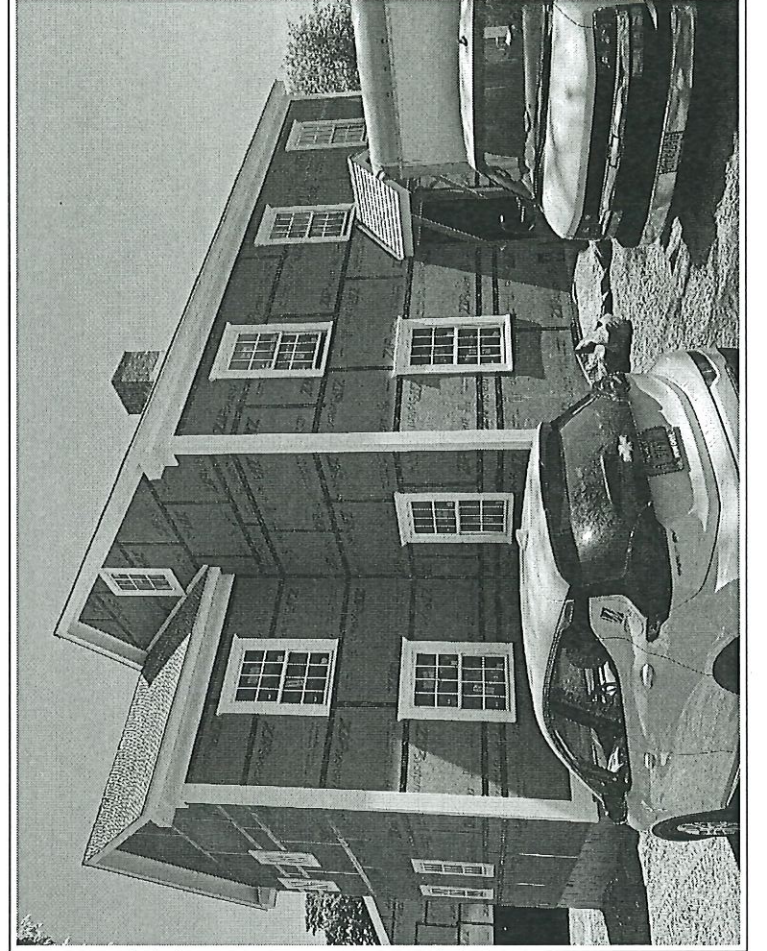
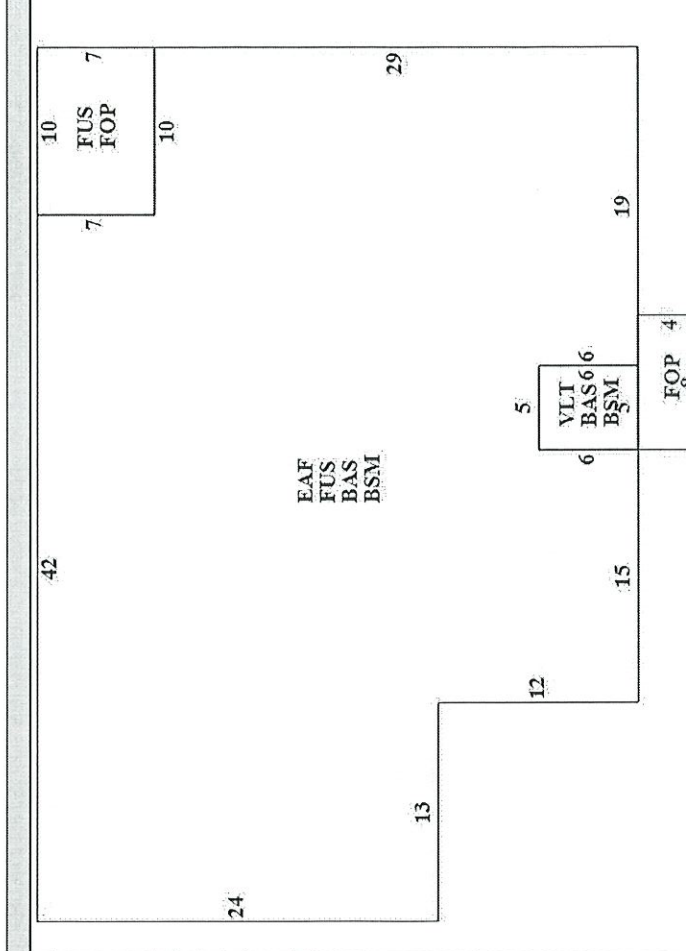
Existing: _____ / Proposed: _____

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**.

Element	Cd	Description	Element	Cd	Description
Style: 103		Custom Colonial	Fireplaces	1	
Model 01		Residential	Ceiling Height	9.00	
Grade: 17		Type I+	Elevator		
Stories: 2.5		2 1/2 Stories	CONDO DATA		
Occupancy 1		Wood Shingle	Parcel Id		
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:			Adjust Type	Code	Description
Roof Cover 10		Gable	Condo Flr		Factor%
Interior Wall 1		Wood Shingle	Condo Unit		
Interior Wall 2		Minimum	COST / MARKET VALUATION		
Interior Flr 1	02	Minimum/Plywd	Building Value New		919,765
Interior Flr 2	02	Oil	Year Built		2024
Heat Fuel 04		Forced Air	Effective Year Built		
Heat Type: 03		Central	Depreciation Code		
AC Type:			Remodel Rating		
Total Bedrooms	0		Year Remodeled		0
Total Bthrms:	0		Depreciation %		
Total Half Baths	0		Functional Obsol		
Total Xtra Fixtrs	0		External Obsol		
Total Rooms:	50		Trend Factor		1
Bath Style:	03	Modern	Condition		UC
Kitchen Style:	03	Modern	Condition %		45
Kitchens	1		Percent Good		45
Whirlpool Tubs			Cns Sect Rcnld		413,900
Hot Tubs			Dep % Ovr		
Sauna (SF Area			Misc Imp Ovr		
Fin Basement			Misc Imp Ovr Comment		
Fin Bsmt Qual			Cost to Cure Ovr		
Bsmt. Garages			Cost to Cure Ovr Comment		
Interior Cond	A		OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)		
Fireplaces	1		Code	Description	L/B
Ceiling Height	9.00		Units	Unit Price	Yr Bit
			Cond.	Cd	% Gd
			Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	1,646	1,646	1,646	204.56	336,706
BSM	Basement Area	0	1,646	1,646	40.89	67,300
EAF	Attic, Expansion, Finished	727	1,616	1,616	92.03	148,715
FOP	Porch, Open	0	102	102	40.11	4,091
FUS	Upper Story, Finished	1,686	1,686	1,686	204.56	344,888
VL	Vaulted Ceiling	0	30	30	13.64	409
Ttl Gross Liv / Lease Area					4,059	902,109



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
BUDDENHAGEN MARGARET G & SC		6 Septic 2 Public Water		1 Public		RES LAND DWELLING				Assessed 375,400 333,900	
66 KINGS HWY N		Alt Prci ID 5301090-C Historic ID 433 Census 501 WestportC C23 Survey Ma Survey Ma		Lift Hse Asking \$		Assoc Prid#				709,300	
WESTPORT CT 06880		GIS ID C09054000								1,013,300	

RECORD OF OWNERSHIP				VOL/PAGE				SALE DATE				Q/U				V/I				SALE PRICE				VC			
BUDDENHAGEN MARGARET G & SCOTT		4331 0191		11-28-2023		U		I		0		29															
BUDDENHAGEN MARGARET G		3793 0271		06-23-2017		U		I		0		06															
LOOMIS JOAN P		3791 0204		06-16-2017		U		I		0		29															
LOOMIS HENRY R & JOAN P		0604 0138		08-16-1982		U		I		140,000																	
Total		0.00																									

EXEMPTIONS				OTHER ASSESSMENTS				COMM INT			
Year Code Description Amount				Code Description Number Amount				Comm Int			
Total 0.00				ASSESSING NEIGHBORHOOD				Batch			
Nbd Name				Tracing							
0003											

BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BLD-2023-03221	12-18-2023	DE	0	05-24-2024	100		TOTAL DEMOLITION OF 1784	05-24-2024	KO			05	Measur/New UC Under C
BLD-2023-03192	12-15-2023	NC	1,000,000	05-24-2024	45		2 STORY S/F DWELLING WIT	07-28-2020	SR			19	Field Review
								03-02-2020	VA			60	Mailer Sent
								02-18-2015	FSR			00	Measur+Listed
								01-05-2015	VA			66	INSPECTION NOTICE SE

APPRAISED VALUE SUMMARY			
This signature acknowledges a visit by a Data Collector or Assessor			
Appraised Bldg. Value (Card)	477,000		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	0		
Appraised Land Value (Bldg)	536,300		
Special Land Value	0		
Total Appraised Parcel Value	1,013,300		
Valuation Method	C		
Total Appraised Parcel Value	1,013,300		

LAND LINE VALUATION SECTION														
Permit Id	Comments	Zone	Description	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
BLD-2023-03221	TOTAL DEMOLITION OF 1784 SF RESIDENCE.		2 STORY S/F DWELLING WITH UNFINISHED BASEMENT - UNFINISHED ATTIC / 4 BEDROOMS / WITH 2 CAR GARAGE WITH ADU	0.350	AC	360,000.00	2.36461	5	1.00	180	1.800		1.0000	
BLD-2023-03192		AA	Single Family Re	0.350	AC	360,000.00	2.36461	5	1.00	180	1.800		1.0000	536,300
Total Card Land Units				0.350	AC	Parcel Total Land Area		0.350	Total Land Value		Total Land Value		536,300	

VISION

CURRENT OWNER		TOPO		UTILITIES		START / ROAD		LOCATION		CURRENT ASSESSMENT	
BUDDENHAGEN MARGARET G & SC		6 Septic 2 Public Water		1 Public		RES LAND DWELLING		Code 1-1 1-3		Appraised 536,300 477,000	
66 KINGS HWY N		Alt Prcd ID 5301090-C Historic ID 433 Census 501 WestportC C23 Survey Ma Survey Ma		Lift Hse Asking \$		Assoc Prid#		Assessed 375,400 333,900		6158 WESTPORT, CT	
WESTPORT CT 06880		GIS ID C09054000		Total		1,013,300		709,300		VISION	

RECORD OF OWNERSHIP		VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)	
BUDDENHAGEN MARGARET G & SCOTT		4331 0191		11-28-2023		U		I		0 29		2023		Year Code Assessed Year Assessed V Year Assessed	
BUDDENHAGEN MARGARET G		3793 0271		06-23-2017		U		I		0 06		2021		375,400 2021 375,400	
LOOMIS JOAN P		3791 0204		06-16-2017		U		I		0 29		2022		142,000 2022 142,000	
LOOMIS HENRY R & JOAN P		0604 0138		08-16-1982		U		I		140,000		Total		517,400 Total 517,400 Total 517,400	

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Description	Code	Description
	Amount	Number	Amount
	Comm Int		
Total 0.00			

ASSESSING NEIGHBORHOOD	
Nbhd	Batch
0003	Tracing

NOTES	
Appraised Bldg. Value (Card)	477,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	536,300
Special Land Value	0
Total Appraised Parcel Value	1,013,300
Valuation Method	C
Total Appraised Parcel Value	1,013,300

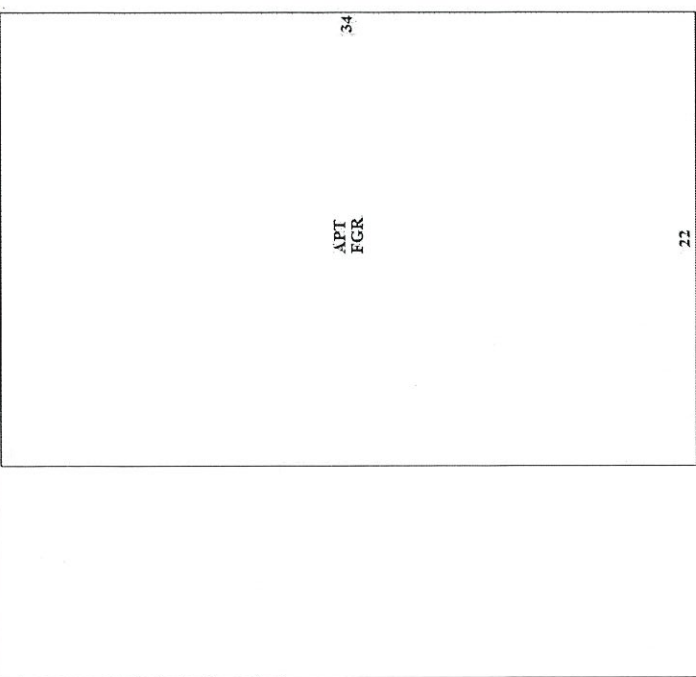
BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Type	Purpose/Result
Amount	Insp Date	% Comp	Date
Amount	Date Comp	Comments	Id
Comments			Type
			Is
			Cd

LAND LINE VALUATION SECTION	
Permit Id	Comments

BUILDING PERMIT RECORD		LAND LINE VALUATION SECTION	
B Use Code	Description	Zone	Land Type
2	Single Family Re		
		Land Units	Land Units
		SF	SF
		Unit Price	Unit Price
		0.00000	0.00000
		Size Adj	Size Adj
		0.00000	1.000
		Site Index	Site Index
		1.00	1.00
		Cond.	Cond.
		1.00	1.00
		Nbhd.	Nbhd.
		Nbhd. Adj	Nbhd. Adj
		1.000	1.000
		Location Adjustment	Location Adjustment
		0.0000	0.0000
		Adj Unit P	Adj Unit P
		Land Value	Land Value
		0	0
		Total Card Land Units	Total Card Land Units
		SF	SF
		Parcel Total Land Area	Parcel Total Land Area
		0.350	0.350
		Total Land Value	Total Land Value
		0	0

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style:	103	Custom Colonial	Fireplaces		
Model	01	Residential	Ceiling Height		
Grade:	15	A+	Elevator		
Stories:					
Occupancy	01	Minimum	CONDO DATA		
Exterior Wall 1			Parcel Id	C	Ownr
Exterior Wall 2			Adjust Type	Code	Description
Roof Structure:	03	Gable	Condo Fir		Factor%
Roof Cover	03	Asphalt Shingl	Condo Unit		
Interior Wall 1	01	Minimum	COST / MARKET VALUATION		
Interior Wall 2			Building Value New		210,342
Interior Fir 1	02	Minimum/Plywd	Year Built		
Interior Fir 2			Effective Year Built		
Heat Fuel	00	None	Depreciation Code		
Heat Type:	01	None	Remodel Rating		
AC Type:			Year Remodeled		70
Total Bedrooms			Depreciation %		
Total Bthrms:	0		Functional Obsol		1
Total Half Baths	0		External Obsol		
Total Xtra Fixtrs			Trend Factor		
Total Rooms:			Condition		
Bath Style:			Condition %		
Kitchen Style:			Percent Good		30
Kitchens			Cns Sect Rcnld		63,100
Whirlpool Tubs			Dep % Ovr		
Hot Tubs			Dep Ovr Comment		
Sauna (SF Area			Misc Imp Ovr		
Fin Basement			Misc Imp Ovr Comment		
Fin Bsmt Qual			Cost to Cure Ovr		
Bsmt. Garages			Cost to Cure Ovr Comment		
Interior Cond	A				
Fireplaces					
Ceiling Height					



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Bit	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
APT	Apartment	748	748	748	200.90	150,273
FGR	Garage	0	748	748	80.31	60,069
	Ttl Gross Liv / Lease Area	748	1,496			210,342

1276

BARRINGTON BUILDING CO LLC

250 POST RD ESTE 108
WESTPORT, CT 06880

DATE 7/22/24 10-4/220

PAY TO THE ORDER OF

Town of Westport

\$ 366.-

Three hundred sixty & no/100

DOLLARS

M&T Bank

FOR ZIA Apple Vale Lewis Hwy W.

11511 MP

⑈001276⑈ ⑆022000046⑆ 9887588508⑈



Security Features



Details on back