

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#: 2024-0045

Submission Date: 8/5/24

Receipt Date: 8/9/24

Fee Paid: 360

1. Property Address: 25 Hickory Drive Zone: A
Commercial Property: ☐ or Residential: ☒
2. Applicant's Name: Louis E. Donofrio Jr. E-Mail: louis.donofrio@gmail.com
Applicant's Address: 25 Hickory Drive Daytime Tel: 1-203-451-4909

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: Donofrio Louis E. & Le Tammy E-Mail: same
Property Owner's Address: same Daytime Tel: same

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:

Proposed Rear Addition - Garage Lower Level
Family Room Upper Level

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

Existing Rear Deck to be demolished

9. List each "Regulation Section Number" you are requesting a variance for: i.e. (Sec 6-2 = Set back)

sect 13.6 Lot Coverage (Total)

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

None

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.

Limited Lot Area

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.

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AUG 05 2024
ZBA

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 - 25 Hickory Drive

BY: Frederick V. Johnson, RA DATE 12/20/2023 NUMBER of PGS. 1

REVISED DATE _____ NUMBER of PGS. _____

SURVEY OR SITE PLAN (TITLE) (1) Zoning Location Survey - Existing Conditions
(2) Zoning Location Survey - Proposed Conditions

BY: Shelvin Land Surveying LLC DATE 4-1-2004 NUMBER of PGS. 1

(2) REVISED DATE 6-4-2004 NUMBER of PGS. 1

GROSS LOT AREA: 11,351 SF NET LOT AREA: (less 80% wetlands or steep slopes): 11,351 SF

SETBACKS: Front / Side / Rear (From Survey)

Existing: 29' / 14.2' / 69.8'

Required: 30' / 10' / 25'

Proposed: 29' / 10.3' / 45.1'

FLOOR AREA / FAR:

Existing: 1498 SF

Allowed: N/A

Proposed: 1817 SF

COVERAGE: Building / Total (From Survey)

Existing: 13.2% / 29.3%

Required: 15% / 25%

Proposed: 16% / 38.1%

PARKING:

Existing: 2 SP

Required: 2 SP

Proposed: 2 SP (Garage)

HEIGHT: In Feet / # of Stories

Existing: 22.6' / 2 ST

Required: 35' / 2 ST

Proposed: 22.6' / 2 ST

SIGNS:

Existing: NONE

Required: _____

Proposed: _____

ATTIC / HALF STORY:

Existing: _____ / Proposed: _____

LANDSCAPING:

Existing: Existing To Remain

Required: Existing

Proposed: Existing To Remain

CRAWL SPACE - CELLAR - BASEMENT:

Existing: yes / Proposed: No

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.

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