

ZBA VARIANCE or APPEAL APPLICATION

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

ZBA. 24. 00443

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: 7/3/24

Receipt Date: 8/13/24

Fee Paid: 360.00

1. Property Address: 66 Harbor Road Zone: A
Commercial Property: or Residential:
2. Applicant's Name: Curt Lowenstein E-Mail: clowenstein@landtechconsult.com
Applicant's Address: 518 Riverside Ave., Westport CT 06880 Daytime Tel: 203.454.2110

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: Thomas and Pamela O'Brien E-Mail: _____
Property Owner's Address: 66 Harbor Road, Westport CT 06880 Daytime Tel: _____
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 2 story addition, proposed porch with stairs, proposed driveway, proposed second floor overhang, proposed lift of existing portion of house to be FEMA compliant and storm water improvements.
8. Will any part of any structures be demolished? No Yes - If Yes Attach a Demolition Plan:
See architectural plans prepared by Richard Swann.
9. List each "Regulation Section Number" you are requesting a variance for: i.e. (Sec 6-2 = Set back)
6-3.1 Nonconforming Lot Setbacks, 6-2.2 Nonconforming Lot Coverage
13-4 Setbacks, 13-6 Coverage (Building and Lot)
10. List any other variances that are requested to legalize any previous issues: i.e. (Sec 11-5 Coverage for existing shed)
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.
Pre-existing undersized lot. Subject property is located in a FEMA flood zone (AE) (AO)
Subject property is a corner lot having two (2) front yard set backs.
12. I hereby certify that the above information is correct and that the accompanying exhibits attached are true.
Curt Lowenstein

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.

RECEIVED
JUL 31 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) O'Brien Residence

BY: Richard Swann Architect DATE 01.18.2024 NUMBER of PGS. 8

REVISED DATE _____ NUMBER of PGS. _____

SURVEY OR SITE PLAN (TITLE) Improvement Location Survey

BY: Land Surveying Services DATE 04.15.2024 NUMBER of PGS. 1

REVISED DATE 04.15.2024 NUMBER of PGS. 1

GROSS LOT AREA: 2,491 (0.057 AC) **NET LOT AREA:** *(less 80% wetlands or steep slopes)*: 2,491 (0.057 AC)

SETBACKS: Front / Side / Rear (From Survey)

Existing: 2.1' / 0.9' / N/A

Required: 20' / 7.5' / N/A

Proposed: 2.1' / 1.9' / N/A

FLOOR AREA / FAR:

Existing: _____

Allowed: _____

Proposed: _____

COVERAGE: Building / Total (From Survey)

Existing: 1,152 SF (46.3%) / 1,693 SF (68%)

Required: 373 SF (15%) / 622 SF (25%)

Proposed: 1,531 SF (61.5%) / 1,658 SF (66.6%)

PARKING:

Existing: _____

Required: _____

Proposed: _____

HEIGHT: In Feet / # of Stories

Existing: Existing / 2

Required: 31' / 2

Proposed: 30.9' / 2

SIGNS:

Existing: _____

Required: _____

Proposed: _____

ATTIC / HALF STORY:

Existing: 0 / Proposed: 1 (Attic)

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.