

# 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#: 24-6048

Submission Date: 8/16/24

Receipt Date: 9/10/24

Fee Paid: 360.00

1. Property Address: 7 Fairfield Avenue Zone: A  
Commercial Property:  or Residential:
2. Applicant's Name: Don Fairbanks E-Mail: don@dwfarchitects.com  
Applicant's Address: 762 Kings highway West Southport, CT 06890 Daytime Tel: 203.345.6307

**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: Ken Shubin-Stein E-Mail: ken@cortexgroup.com  
Property Owner's Address: 7 Fairfield Avenue Westport, CT 06880 Daytime Tel: 917.453.1081

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:  
Raise existing home 1.4 feet above FEMA base flood elevation, remove front staircase, enlarge side and rear staircases, window replacement and interior renovations

8. Will any part of any structures be demolished? No  Yes  - If Yes Attach a Demolition Plan:  
Demolition plans and elevations attached

9. List each "Regulation Section Number" you are requesting a variance for: i.e. (Sec 6-2 = Set back)  
Sections 13-6 & 6-2.1.2 relocation of non-conforming building coverage:  
Section 6-2.1.7 vertical expansion of existing structure within a setback:  
Section 13-5 Building Height

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.  
Existing non-conforming lot; existing non-conforming coverage & setbacks; 100 year floodplain.

12. I hereby certify that the above information is correct and that the accompanying exhibits attached are true.  
Don W Fairbanks See attached letter

**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)** Additions & Renovations to Shubin-Stein Residence  
BY: Donald William Fairbanks Architect, P.C. DATE 9 August 2024 NUMBER of PGS. 14  
REVISED DATE \_\_\_\_\_ NUMBER of PGS. \_\_\_\_\_

**SURVEY OR SITE PLAN (TITLE)** Proposed Improvement Plan for 7 Fairfield Avenue  
BY: Leonard Surveyors LLC DATE 12 August 2024 NUMBER of PGS. 1  
REVISED DATE \_\_\_\_\_ NUMBER of PGS. \_\_\_\_\_

**GROSS LOT AREA:** 5,000 SF **NET LOT AREA:** *(less 80% wetlands or steep slopes)* 5,000 SF

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

Existing: 5.0' / 7.8' / 3.7' / 18.0'  
Required: 20' / 7.5' / 25'  
Proposed: 15.2' / 7.8' / 3.7' / 18.0'

**FLOOR AREA / FAR:**

Existing: N/A  
Allowed: N/A  
Proposed: N/A

**COVERAGE: Building / Total (From Survey)**

Existing: 39.74% / 57.70%  
Required: 15.0% / 25.0%  
Proposed: 39.5% / 57.46%

**PARKING:**

Existing: 2  
Required: 2  
Proposed: 2

**HEIGHT: In Feet / # of Stories**

Existing: 29.3' / 2  
Required: 30.6' / 2  
Proposed: 30.4' / 2

**SIGNS:**

Existing: \_\_\_\_\_  
Required: \_\_\_\_\_  
Proposed: \_\_\_\_\_

**ATTIC / HALF STORY:**

Existing: Attic / Proposed: Attic

**LANDSCAPING:**

Existing: \_\_\_\_\_  
Required: \_\_\_\_\_  
Proposed: \_\_\_\_\_

**CRAWL SPACE - CELLAR - BASEMENT:**

Existing: Crawl / Proposed: Crawl

**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**.