

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: 9/5/24

Receipt Date: 9/10/24

Fee Paid: \$360.00

Property Address: 104 Beachside Avenue Zone: AAA

Commercial Property: ☒ or Residential: ☐

Applicant's Name: Marc Lasry E-Mail: chris@russorizio.com

Applicant's Address Russo & Rizio, LLC, 10 Sasco Hill Rd., Fairfield, CT 06824 Daytime Tel: 203-528-0590

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

Property Owner's Name: Marc & Cathy Lasry E-Mail: chris@russorizio.com

Property Owner's Address: 100 Beachside Ave., Westport, CT 06880 Daytime Tel: 203-528-0590

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:

The Applicant proposes to construct a one-story addition on the northern side of the existing one-story single-family dwelling to contain an additional bedroom and master bath.

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

A portion of the existing western wall on the northern side of the existing building will be demolished to make the connection to the proposed addition.

9. List each "Regulation Section Number" you are requesting a variance for: i.e. (Sec 6-2 = Set back) Sec. 11-4 - Street line and side lot line setback

10. List any other variances that are requested to legalize any previous issues: i.e. (Sec 5-3 Covered for existing shed) Not applicable.

SEP 05 2024

ZBA

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.

See attached.

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.

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 Lasry Residence Beachside Ave Westport, CT
BY: J.P. Franzen Associates Architects P.C. DATE 08/09/2024 NUMBER OF PGS. 4
REVISED DATE _____ NUMBER OF PGS. _____

SURVEY OR SITE PLAN (TITLE) Property Survey Prepared for Marc & Cathy Lasry #100,102 & 104 Beachside Avenue
BY: The Huntington Company, LLC DATE 08/12/2024 NUMBER OF PGS. 1
REVISED DATE _____ NUMBER OF PGS. _____

GROSS LOT AREA: 128,798 SF
NET LOT AREA: (less 80% wetlands or steep slopes): 128,528 SF

SETBACKS: Front / Side / Rear (From Survey)

Existing: 32.2' / 3.6' / 50+'
Required: 50' / 50' / 50'
Proposed: 32.2' / 3.6' / 50+'

COVERAGE: Building / Total (From Survey)

Existing: N/A / 13.18%
Required: N/A / 25%
Proposed: N/A / 13.11%

HEIGHT: In Feet / # of Stories

Existing: <40' / 1
Required: 40' / 3
Proposed: <40' / 1

ATTIC / HALF STORY:

Existing: N/A / Proposed: N/A

CRAWL SPACE - CELLAR - BASEMENT:

Existing: N/A / Proposed: N/A

FLOOR AREA / FAR:

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

PARKING:

Existing: 2+
Required: 2
Proposed: 2+

SIGNS:

Existing: N/A
Required: N/A
Proposed: N/A

LANDSCAPING:

Existing: N/A
Required: N/A
Proposed: N/A

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.