

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.

ZBA 24.00551

OFFICE USE ONLY

Application#: _____

Submission Date: 9/19/24

Receipt Date: 9/21/24

Fee Paid: _____

1. Property Address: 4 Rocky Ridge Rd Zone: A
Commercial Property: ☐ or Residential: ☒
2. Applicant's Name: Stelian Epure E-Mail: stelian.epure@gmail.com
Applicant's Address: 4 Rocky Ridge Rd Daytime Tel: 2034513165

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: Stelian Epure E-Mail: stelian.epure@gmail.com
Property Owner's Address: 4 Rocky Ridge 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:
Build new 2.5 stories house

RECEIVED

MAY 21 2024

ZBA

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

RECEIVED

SEP 19 2024

ZBA

9. List each "Regulation Section Number" you are requesting a variance for: i.e. (Sec 6-2 = Set back)
13-6 Total coverage existing 6.4%. Proposed 28.7%. Required = 25%
32-8.2.3 for fill height height greater than 0.2 times the distance from property line
32-8.3.2 for grading within 5' of lotline & grading greater than 20% slope.

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.
non conforming site

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) Epure Residence

BY: RodgerBradleyArchitect DATE 3/31/2022 NUMBER of PGS. 6

REVISED DATE _____ NUMBER of PGS. _____

SURVEY OR SITE PLAN (TITLE) 2852 Site Plan

BY: JEwardsAssociates DATE 3/31/2022 NUMBER of PGS. 1

REVISED DATE _____ NUMBER of PGS. _____

GROSS LOT AREA: 30548 **NET LOT AREA:** (less 80% wetlands or steep slopes): 18500

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

Existing: 30 / 15 / 25

Required: 30 / 15 / 25

Proposed: 30 / 15 / 25

FLOOR AREA / FAR:

Existing: N/A

Allowed: _____

Proposed: _____

COVERAGE: Building / Total (From Survey)

Existing: 3498=18.9% / 4640=25%

Required: 3499=18.9% / 4640=25%

Proposed: 3498=18.9% / 5315=28.7%

PARKING:

Existing: N/A

Required: _____

Proposed: _____

HEIGHT: In Feet / # of Stories

Existing: 32.5 / 2.5

Required: 35 / 2.5

Proposed: 32.5 / 2.5

SIGNS:

Existing: N/A

Required: _____

Proposed: _____

ATTIC / HALF STORY:

Existing: half story / Proposed: half story

LANDSCAPING:

Existing: N/A

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.**

REVISES FEE: Revised Plans, which require additional staff review ADDITIONAL FEE of HALF of original Appl. fee is **REQUIRED.**