

ZBA VARIANCE or APPEAL APPLICATION

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

#ZBA-24-00579

INSTRUCTIONS for APPLICANT: For Questions visit P&Z office Daily 9:00-11:30.

OFFICE USE ONLY

Complete pgs 1 & 2 then, REVIEW & COLLECT ALL materials listed on pgs 3&4.

Application#: ZBA-24-00579

When all is collected DROP OFF to P&Z OFFICE DAILY between 8:30 & 4:00.

Submission Date: 9/30/24

After the STAFF REVIEW is complete, a Hearing Date will be set. Please Review pgs. 5&7.

Receipt Date: 10/8/24

Note: Commercial projects may require Architectural Review Board approval, If needed. You MUST submit ARB application BEFORE going to ZBA Hearing.

Fee Paid: \$360

1. Property Address: 238 HILLSPPOINT Zone: B
 Commercial Property: or Residential:
2. Applicant's Name: TANNER WHITE ARCHITECTS E-Mail: TANNER@TANNERWHITEARCHITECTS.COM
 Applicant's Address 165 KINGS HWY N Daytime Tel: 203-283-4749

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: JONATHAN CORNELL E-Mail: JC@THEDRAFTNETWORK.NET
 Property Owner's Address: 238 HILLSPPOINT 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: NEW 2 STORY HOME
DEMOLISH EXISTING STRUCTURE

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

9. List each "**Regulation Section Number**" you are requesting a variance for: i.e. (Sec 6-2 = Set back)
SEC 14-6,14-4, 6-3.1 , 6-2.6
TOTAL AND BUILDING COVERAGE
REAR SETBACK

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.
PREEXISTING NON CONFORMING LOT,
STEEP SLOPES

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.

RECEIVED

SEP 30 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) 238 hillspoint

BY: tanner white architects DATE 9.24.24 NUMBER of PGS. 10

REVISED DATE _____ NUMBER of PGS. _____

SURVEY OR SITE PLAN (TITLE) zoning location survey

BY: land surveying services DATE 9.18.24 NUMBER of PGS. 1

REVISED DATE _____ NUMBER of PGS. _____

GROSS LOT AREA: 3712 **NET LOT AREA:** (*less 80% wetlands or steep slopes*): 3438

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

Existing: 27.2 / 6.0 / 27.5

Required: 20 / 7.5 / 15

Proposed: 20.1 / 7.6 / 19.5

FLOOR AREA / FAR:

Existing: _____

Allowed: _____

Proposed: _____

COVERAGE: Building / Total (From Survey)

Existing: 796 (23.2 / 1626 (47.3

Required: 15 / 20%

Proposed: 1230 (34.2 %) / 2099 (58.4

PARKING:

Existing: _____

Required: _____

Proposed: _____

HEIGHT: In Feet / # of Stories

Existing: _____ / _____

Required: _____ / 2

Proposed: 26.9 / 2

SIGNS:

Existing: _____

Required: _____

Proposed: _____

ATTIC / HALF STORY:

Existing: _____ / Proposed: 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.**