

# 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#: 289-24-00589

Submission Date: 10/4/24

Receipt Date: 10/29/24

Fee Paid: \$ 360

1. Property Address: 245 Post Road West Zone: Res A  
Commercial Property:  or Residential:
2. Applicant's Name: William Achilles, Achilles Architects E-Mail: wachilles@aol.com  
Applicant's Address 23 Candlewood Rd Trumbull, CT 06611 Daytime Tel: 203-613-3216

**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: Donato & Maria Sforza E-Mail: dino.sforza@yahoo.com  
Property Owner's Address: 245 Post Road West Daytime Tel: 203-921-6601

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 1/2 story addition with garage on the 1st fl. and master bedroom suite on the second fl. Partial cellar and 1/2 story and new wood deck. New front entry & front porch. Modified driveway. New siding on existing residence. NOTE: Only the new siding on the existing residence and the small change to the wood deck are changes.

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

RECEIVED

OCT 04 2024

ZBA

9. List each "Regulation Section Number" you are requesting a variance for: i.e. (Sec 6-2 = Set back)  
6-2.1.6 New Construction 6-3.1 Setbacks  
13-4 Setbacks  
13-6 Coverage
10. List any other variances that are requested to legalize any previous issues: i.e. (Sec 11-5 Coverage for existing shed)  
13-4 Setbacks for existing residence, hvac units, propane tank, in the 25 foot rear setback. Note that these items have been there for over 3 years per CGS 8-13A.
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.  
Irregular lot location and shape.  
Sewer easement dividing property

12. I hereby certify that the above information is correct and that the accompanying exhibits attached are true.

[Signature]  
Applicant's Signature (If different than owner)

[Signature]  
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)** Addition to Residence for Donato and Maria Sforza

BY: Achilles Architects DATE 3-21-22 NUMBER of PGS. 5 pages  
REVISIED DATE 9-17-24 NUMBER of PGS. 5 pages

**SURVEY OR SITE PLAN (TITLE)** Proposed Site Plan / As Built Plan

BY: Chappa Site/Leonard Surveyors DATE 9-9-21 NUMBER of PGS. 1 page  
REVISIED DATE 20 August 2024 NUMBER of PGS. 1 page

GROSS LOT AREA: 20,789 SF NET LOT AREA: (less 80% wetlands or steep slopes): 20,789 SF

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

Existing: 5.5 Ft / 10FV11.5Ft / 17.1 Ft  
Required: 30 Ft / 10 Ft / 25 Ft  
Proposed: 5.6 Ft / 10FV11.4ft / 16.7 Ft

**FLOOR AREA / FAR:**

Existing: not applicable  
Allowed: \_\_\_\_\_  
Proposed: \_\_\_\_\_

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

Existing: 14.97=2486 / 31.2=5189  
Required: 15%=2491 / 25%=4152  
Proposed: 15.92=2645 / 30.07=4995

**PARKING:**

Existing: 2 spaces  
Required: 2 Spaces  
Proposed: 4 spaces

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

Existing: 26'-2" / 2 1/2 Story  
Required: 35 Ft / 2 1/2 Story  
Proposed: 25.4 Ft / 2 1/2 Story

**SIGNS:**

Existing: not applicable  
Required: \_\_\_\_\_  
Proposed: \_\_\_\_\_

**ATTIC / HALF STORY:**

Existing: Half Story / Proposed: Half Story

**LANDSCAPING:**

Existing: not applicable  
Required: \_\_\_\_\_  
Proposed: \_\_\_\_\_

**CRAWL SPACE - CELLAR - BASEMENT:**

Existing: cellar / Proposed: cellar

**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**.