

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: 10/9/24

Receipt Date: 10/29/24

Fee Paid: \$360

1. Property Address: 21 Deerwood Lane Zone: AA
Commercial Property: or Residential:
2. Applicant's Name: Amy Zeidman E-Mail: ajzh111@gmail.com
Applicant's Address: 21 Deerwood Lane Daytime Tel: 9087051796

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: JAADK LLC E-Mail: ajzh111@gmail.com
Property Owner's Address: 21 Deerwood Lane Daytime Tel: 9087051796

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:
Pool equipment and generator in setbacks

RECEIVED
OCT 09 2024
ZBA

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)
12-4

10. List any other variances that are requested to legalize any previous issues: i.e. (Sec 11-5 Coverage for existing shed)
N/A

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.
Contractor error led to placement within setback - Old stone wall was presumed to be property line when equipment was installed. Steep slopes reduce lot area. Old trees would need to be cut down in order to place the equipment out of the setback.

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

Amy Zeidman
Applicant's Signature (If different than owner)

Amy Zeidman
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) _____

BY: _____ DATE _____ NUMBER of PGS. _____

REVISED DATE _____ NUMBER of PGS. _____

SURVEY OR SITE PLAN (TITLE) Final As-Built Survey

BY: Tom Deilus DATE 8/31/24 NUMBER of PGS. 1

REVISED DATE _____ NUMBER of PGS. _____

GROSS LOT AREA: 44,309 **NET LOT AREA:** *(less 80% wetlands or steep slopes):* 41,475

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

Existing: 30 / 25 / 25

Required: 30 / 25 / 25

Proposed: 30 / 18.4 / 24.7

FLOOR AREA / FAR:

Existing: _____

Allowed: _____

Proposed: _____

COVERAGE: Building / Total (From Survey)

Existing: N/A / 22.5%

Required: N/A / 25%

Proposed: N/A / 25%

PARKING:

Existing: _____

Required: _____

Proposed: _____

HEIGHT: In Feet / # of Stories

Existing: _____ / _____

Required: _____ / _____

Proposed: _____ / _____

SIGNS:

Existing: _____

Required: _____

Proposed: _____

ATTIC / HALF STORY:

Existing: _____ / Proposed: _____

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.