

# 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# 2024-24-00001

Submission Date: 10/10/24

Receipt Date: 10/29/24

Fee Paid: \$360

1. Property Address: 4 Primrose Lane Zone: AAA  
Commercial Property: ☐ or Residential: ☒
2. Applicant's Name: R. J. Pools Inc E-Mail: Francois3131@gmail.com  
Applicant's Address: 24 Merwin St Daytime Tel: 203 858-1842

**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: Siho Ham + Melody Jones E-Mail: sihoham@gmail.com  
Property Owner's Address: 4 Primrose Lane Daytime Tel: 917-992-9108
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 In ground swimming pool 20'x40', patio, Retaining wall,  
drainage, pool Equipment

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

RECEIVED

OCT 10 2024

ZBA

9. List each "Regulation Section Number" you are requesting a variance for: i.e. (Sec 6-2 = Set back)

11-4 setbacks

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

Legalize patio (14x20') within setbacks.

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.

Narrow lot width, Non-conforming lot, Steep Slope,  
wetlands

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)

see Attached Auth. letter  
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)** Siho Ham  
BY: Grumman Engineering DATE 7/8/24 NUMBER of PGS. 1  
REVISED DATE \_\_\_\_\_ NUMBER of PGS. \_\_\_\_\_

**SURVEY OR SITE PLAN (TITLE)** Plot Plan Prepared for Melody Jones + Siho Ham  
BY: Leonards Surveyors DATE 19 July 2023 NUMBER of PGS. 1  
REVISED DATE 14 May 2024 NUMBER of PGS. 1  
8 July 2024

**GROSS LOT AREA:** 65,826 **NET LOT AREA:** (less 80% wetlands or steep slopes): 64,098

**SETBACKS:** Front / Side / Rear (From Survey)  
Existing: 50' / 210' / 36.3, 185'  
Required: 50' / 50' / 21' / A  
Proposed: 145' / 5' / 14, 185'

## FLOOR AREA / FAR:

Existing: \_\_\_\_\_  
Allowed: \_\_\_\_\_  
Proposed: \_\_\_\_\_

## COVERAGE: Building / Total (From Survey)

Existing: NA / 8.92  
Required: NA / 25  
Proposed: NA / 10.17

## 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**.