

Revised 10/22/24

# ZBA VARIANCE or APPEAL APPLICATION

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

#ZBA-24-00579  
OFFICE USE ONLY  
Application#: ZBA-24-00579  
Submission Date: 9/30/24  
Receipt Date: 10/8/24  
Fee Paid: \$360

**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.

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, 6-2.1.6 Non conforming New Construction  
TOTAL AND BUILDING COVERAGE  
REAR SETBACK  
32-8.3.2 Grading within 5' of the lot line.

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.
- PREFEXISTING 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 10/3/24 NUMBER of PGS. 9

**SURVEY OR SITE PLAN (TITLE)** zoning location survey  
BY: land surveying services DATE 9.18.24 NUMBER of PGS. 1  
REVISED DATE 10/15/24 NUMBER of PGS. 1

**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+0 / 4  
Required: 20 / 7.5 / 25  
Proposed: 20.1 / 7.6/7.7 / 17

**FLOOR AREA / FAR:**

Existing: -  
Allowed: -  
Proposed: -

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

Existing: 796 (23.2%) / 1626 (47.3%)  
Required: 15% / 35%  
Proposed: 1230 (34.2%) / 2099 (58.4%)

**PARKING:**

Existing: -  
Required: -  
Proposed: -

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

Existing: ? / 1  
Required: 27.2' / 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.