

# 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#: ZBA24-00659

Submission Date: 11/6/24

Receipt Date: 11/21/24

Fee Paid: \$360

1. Property Address: 11A River Oaks Road Zone: AA  
Commercial Property:  or Residential:
2. Applicant's Name: Dean E. Martin, P.E. E-Mail: dean@grummanengineering.com  
Applicant's Address 20 Knight Street, Norwalk, CT Daytime Tel: 203-853-3833

**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: River One Building Co., LLC E-Mail: G.AndyFrank@gmail.com  
Property Owner's Address: PO Box 3329, Westport, Ct 06880 Daytime Tel: 203-216-5868

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:  
**Construct single-family dwelling, driveway, septic system & stormwater management system.**

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

RECEIVED  
NOV 06 2024

9. List each "Regulation Section Number" you are requesting a variance for: i.e. (Sec 6-2 = Set back)  
Sec. 32-8.2.1, Excessive Fill, Sect. 32-8.3.2 Slopes > 5:1, Grading within 5' of property line, **ZBA**  
Sect. 32-8.2.3 Fill > 10'

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.  
Existing property slopes > 25%, wetland soils are located in eastern - flatter portion of site.

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

Dean E. Martin, P.E.  
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)** 11A River Oaks Road  
BY: Andy Frank Builder DATE 1-3-19 NUMBER of PGS. 8  
REVISED DATE \_\_\_\_\_ NUMBER of PGS. \_\_\_\_\_

**SURVEY OR SITE PLAN (TITLE)** Site Development Plan For Permit  
BY: Grumman Engineering LLC DATE 4-12-22 NUMBER of PGS. 3  
REVISED DATE 10-25-24 NUMBER of PGS. 3

**GROSS LOT AREA:** 51,525 S.F. **NET LOT AREA:** *(less 80% wetlands or steep slopes):* 42,036 S.F.

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

Existing: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
Required: 30' / 25' / 25'  
Proposed: 77.9' / 25.5' / 173'

**FLOOR AREA / FAR:**

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

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

Existing: \_\_\_\_\_ / \_\_\_\_\_  
Required: \_\_\_\_\_ / 10,509 (25%)  
Proposed: \_\_\_\_\_ / 3,975 (9.46%)

**PARKING:**

Existing: \_\_\_\_\_  
Required: 2  
Proposed: 2

**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.**