

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#: ZBA-24-0000

Submission Date: 10/11/24

Receipt Date: 10/29/24

Fee Paid: \$600

1. Property Address: 27 Powers Court Zone: A
Commercial Property: or Residential:
2. Applicant's Name: Peter Romano E-Mail: promano@landtechconsult.com
Applicant's Address: 25 (27) Powers Court; Westport, CT 06880 Daytime Tel: 203.454.2110

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: Westport Country Playhouse Inc. E-Mail: _____
Property Owner's Address: 25 Powers Court, Westport CT 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:
Two proposed additions to an existing restaurant.

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

9. List each "Regulation Section Number" you are requesting a variance for: i.e. (Sec 6-2 = Set back)
13-6
13-4

6-2.1.7

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

OCT 11 2024

ZBA

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.
Pre-existing non conforming lot.

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

Peter Romano

Attached

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.

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) Gabriele of Westport Resturant
BY: John Mallozi DATE 07.03.2024 NUMBER of PGS. 2
REVISED DATE _____ NUMBER of PGS. _____

SURVEY OR SITE PLAN (TITLE) Partial Zoning Location Survey
BY: LANDTECH DATE 10.26.2024 NUMBER of PGS. 1
REVISED DATE 10.11.2024 NUMBER of PGS. 1

GROSS LOT AREA: 135,398 (3.108 AC) **NET LOT AREA:** (less 80% wetlands or steep slopes): 135,398 (3.108 AC)

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

Existing: 27.76' / Encroaches 0.9' / 270.6'
Required: 30' / 15' / 25'
Proposed: 27.76' / Encroaches 0.9' / 270.6'

FLOOR AREA / FAR:

Existing: _____
Allowed: _____
Proposed: _____

COVERAGE: Building / Total (From Survey)

Existing: 16.6% / 22,542 SF / 71.3% / 96,562 SF
Required: 15% / 20,310 SF / 25% / 33,849 SF
Proposed: 16.7% / 22,579 SF / 71.3% / 96,599SF

PARKING:

Existing: _____
Required: _____
Proposed: _____

HEIGHT: In Feet / # of Stories

Existing: Existing / Existing
Required: 35' / 2.5
Proposed: Existing / Existing

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.**