

# 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#: 20A-24-00176

Submission Date: 11/18/24

Receipt Date: 11/26/24

Fee Paid: \$360

1. Property Address: 29 Danbury Ave D03130000 Zone: A  
Commercial Property:  or Residential:
2. Applicant's Name: Richard Benson E-Mail: rick.rbbensonco@gmail.com  
Applicant's Address 29 E. Main St., Westport CT 06880 Daytime Tel: 203-856-9792

**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: Gillian Gallo E-Mail: gillgallo54@gmail.com  
Property Owner's Address: 29 Danbury Ave. Daytime Tel: 203-810-9416

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:

ZBA previously approved ZBA-24-00012 to demo existing home and build a new 4 BR SFR. New Owner desires minor modifications to make it a 3 BR SFR, moving windows, change of exterior materials and to add roof top mechanicals not included in the prior approval. 4 SF increase in building coverage for a chimney, but reduction of 15 SF in total coverage. No change in approved height.

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

full demo of home approved by HDC more than 6 months ago,

RECEIVED

NOV 18 2024

ZBA

9. List each "Regulation Section Number" you are requesting a variance for: i.e. (Sec 6-2 = Set back) 6-3.1 setbacks for non-conforming lot

13-4 setbacks in Res A District

13-6 Coverage in a Res A. District

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.

undersized lot in flood zone. Corner lot. New home will be raised to be FEMA compliant. pre-existing non-conforming structure, reduction in total coverage from prior approval. Note: approval ZBA 24-0012 is considered the "existing conditions" for setback, coverage & height

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

Richard Benson

see authorization 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)** Proposed New Home for Gillian Gallo, 29 Danbury Ave scale 3/16in =1ft  
BY: Achilles Architect DATE 11-5-24 NUMBER of PGS. A1 to A8, 8 pages  
REVISED DATE \_\_\_\_\_ NUMBER of PGS. \_\_\_\_\_

**SURVEY OR SITE PLAN (TITLE)** Site Improvements for a proposed SFR at 29 Danbury Ave., Westport CT  
BY: Landtech DATE 11.14.24 NUMBER of PGS. 2  
REVISED DATE \_\_\_\_\_ NUMBER of PGS. \_\_\_\_\_

**GROSS LOT AREA:** 5000 SF **NET LOT AREA:** *(less 80% wetlands or steep slopes)* 5000 SF

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

Existing: 20 & 14 / 4.3 & 7.7 / n.a.  
Required: 20 / 7.5 / n.a  
Proposed: 20 & 14 / 4.3 & 7.7 / n.a.

**FLOOR AREA / FAR:**

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

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

Existing: 1684 33.7% / 2115 42.3%  
Required: 750 15% / 1250 25%  
Proposed: 1688 33.8% / 2100 42.0%

**PARKING:**

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

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

Existing: 30.2 / 2  
Required: 30.2 / 2  
Proposed: 30.2 / 2

**SIGNS:**

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

**ATTIC / HALF STORY:**

Existing: \_\_\_\_\_ / Proposed: n.a

**LANDSCAPING:**

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

**CRAWL SPACE - CELLAR - BASEMENT:**

Existing: 0 / Proposed: n.a

**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.**