

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-24-00678

Submission Date: 11/18/24

Receipt Date: 11/26/24

Fee Paid: \$360

1. Property Address: 279 Saugatuck Avenue Zone: AA
Commercial Property: or Residential:
2. Applicant's Name: Michael J. Gretz Chris Russo E-Mail: Chris@russorizio.com
Applicant's Address 279 Saugatuck Avenue Daytime Tel: 203-528-0590

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: Michael J. Gretz E-Mail: Chris@russorizio.com
Property Owner's Address: 279 Saugatuck Ave., Westport, CT 06880 Daytime Tel: 203-528-0590

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:

The Applicant proposes to add a second floor addition to the existing one-story portion of the single-family dwelling where the attached garage is currently located. This proposed second floor addition will contain an additional bedroom and full bath.

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

The roofed area of the existing one-story attached garage will be demolished to allow for the second floor addition.

9. List each "Regulation Section Number" you are requesting a variance for: i.e. (Sec 6-2 = Set back)
Sec. 12-4 to reduce the side lot line setback from 25' to 21.6', 21.6' existing, to construct a second-story addition above an existing attached garage.

10. List any other variances that are requested to legalize any previous issues: i.e. (Sec 11-5 Coverage for existing shed)
Not applicable

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
See attached.

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)

[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.

RECEIVED

NOV 18 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) Alterations & Additions to the Gretz Residence 279 Saugat
BY: Doyle Coffin Architecture DATE 09/09/2024 NUMBER of PGS. _____
REVISIED DATE _____ NUMBER of PGS. _____

SURVEY OR SITE PLAN (TITLE) Improvement/Location Survey Map of Property prepared for Michael J. Getz
BY: Walter H. Skidd - Land Surveyor, LLC DATE 10/23/2024 NUMBER of PGS. 5
REVISIED DATE _____ NUMBER of PGS. _____

GROSS LOT AREA: 47,078 SF **NET LOT AREA:** *(less 80% wetlands or steep slopes):* 47,078 SF

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

Existing: 30'+ / 21.6' / 25'+
Required: 30' / 25' / 25'
Proposed: 30'+ / 21.6' / 25'+

FLOOR AREA / FAR:

Existing: N/A
Allowed: N/A
Proposed: N/A

COVERAGE: Building / Total (From Survey)

Existing: N/A / 21.92%
Required: N/A / 25%
Proposed: N/A / 21.92%

PARKING:

Existing: 3+
Required: 2
Proposed: 3+

HEIGHT: In Feet / # of Stories

Existing: <40' / 2
Required: <40' / 2
Proposed: <40' / 2

SIGNS:

Existing: N/A
Required: N/A
Proposed: N/A

ATTIC / HALF STORY:

Existing: 116 SF / Proposed: 116 SF

LANDSCAPING:

Existing: N/A
Required: N/A
Proposed: N/A

CRAWL SPACE - CELLAR - BASEMENT:

Existing: N/A / 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**.