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-20-00
Submission Date: 6/23/20
Receipt Date: 7/14/20
Fee Paid: 660.00 Check

1. Property Address: 108 BRADLEY STREET Zone: RES. A
   Commercial Property: ☐ or Residential: ☒
2. Applicant's Name: BARR ASSOC. LLC E-Mail: BARRPLAN@EARTHLINK.NET
   Applicant's Address 25 SYLVAN RD S. Suite P WSPT CT 06880 Daytime Tel: 454-9933

***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: THOMAS DIPPEL AND ANNE NOLTE E-Mail: TOM.DIPPEL@GMAIL.COM
   Property Owner's Address: 108 BRADLEY ST. WSPT, CT Daytime Tel: 203.226.7525
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: LEGALIZATION OF EXISTING LANDSCAPED TERRACE FILL WITHIN 5' OF A FRONT LOT LINE ON BRADLEY STREET.
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. 32-8.3.2, EXC./FILL STDS, FOR FILL WITHIN 5' OF A FRONT LOT LINE.
10. List any other variances that are requested to legalize any previous issues: i.e. ***(Sec 11-5 Coverage for existing shed)***
    SEE #9 ABOVE.
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 ATTACHMENT - A

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

[signature] SEE ATTACHED LETTER

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.

6/2/20

ATTACHMENT A
STATEMENT OF HARDSHIP & REASONS

10 BRADLEY STREET

1. Existing non-conforming Lot Size of 5,000 SF in a Res. A Zone of 21,780 SF. This lot is 77% undersized.

2. Existing non-conforming Lot Shape with a 50 foot width in a Res. A Zone for 100 foot width. This lot width is 50% undersized.

3. Corner Lot with two (2) front setbacks, which further reduces the buildable area.

4. FEMA flood zone that requires higher 1st floor levels with additional steps/landings down to grade.

5. Fill was to create a front landscaped terrace area for safer stairs, landings & walkways in order to:
   a) soften the appearance of a 9 foot high 1st floor elevation,
   b) break-up the stairs with landings, rather than a single staircase of 13 steps, and
   c) provide for safe pedestrian ingress and egress to the front entry porch.

6. The maximum allowable quantity of fill is 500 cubic yards on a lot of less than 10,000 SF. The subject filled area is only 18 cubic yards.
   [(38 feet x 5 feet) x 2.5 feet = 475 cubic feet/27 = 18 cubic yards
   (38 feet long x 5 feet wide) x 2.5 foot depth = 475 cubic feet/27 cubic feet per cubic yards = 18 cubic yards.]

7. Note that a landscaped terrace, less than 3 feet high, is not a "patio" and is allowed within a front setback area.

8. ZBA found prior hardships on this lot of "Pre-Existing", "Corner Lot, Two Front Setbacks" and "Flood Zone" for Variance #7284 granted on 6/24/14 as modified on 6/9/15 and again on 4/25/17. These same hardships persist today.

# # #

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*) N/A

BY: _____ DATE _____ NUMBER of PGS. _____

REVISED DATE _____ NUMBER of PGS. _____

SURVEY OR SITE PLAN (*TITLE*) AS-BUILT PLOT PLAN

BY: LEONARD SURVEYORS DATE 1·29·19 NUMBER of PGS. 1

REVISED DATE 6·10·20 NUMBER of PGS. 1

GROSS LOT AREA: 5,000 SF **NET LOT AREA:** (*less 80% wetlands or steep slopes*): 5,000 SF

BUILDING

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

Existing: 11.5' / 2.5 / —

Required: 20 / 7.5 / —

Proposed: 11.5 / 2.5 / —

FLOOR AREA / FAR:

Existing: _____

Allowed: _____

Proposed: _____

COVERAGE: Building / Total (*From Survey*)

~~Existing:~~ APPROVED 38.41 / 46.85

Required: 15 / 25

Proposed: 38.36 / 46.78

PARKING:

Existing: 2+

Required: 2

Proposed: 2+

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

Existing: 29.2 / 2

Required: 29.4 / 2

Proposed: 29.2 / 2

SIGNS:

Existing: _____

Required: _____

Proposed: _____

ATTIC / HALF STORY:

Existing: X / Proposed: _____

LANDSCAPING:

Existing: _____

Required: _____

Proposed: _____

CRAWL SPACE - CELLAR - BASEMENT:

Existing: X / Proposed: _____

NOTE: **If you submit Revised Plans – You MUST SUBMIT A COVER LETTER listing EACH CHANGE & 9 COPIES.**

REVISONS FEE: Revised Plans, which require additional staff review ***ADDITIONAL FEE*** of HALF of original Appl. fee is *REQUIRED*.

JUNE 2, 2020

TO: TOWN OF WESTPORT
TOWN HALL
110 MYRTLE AVENUE
WESTPORT, CT 06880

RE: AUTHORIZATION LETTER
10 BRADLEY STREET

TO WHOM IT MAY CONCERN:

THIS WILL CONFIRM THAT BARR ASSOCIATES LLC IS HEREBY AUTHORIZED TO REPRESENT APPLICATIONS ON OUR BEHALF FOR THE PROPERTY LOCATED AT 10 BRADLEY STREET, WESTPORT, CONNECTICUT (ID # D03/060/000).

THOMAS DIPPEL & ANNE NOLTE, OWNERS