

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#: _____
Submission Date: _____
Receipt Date: _____
Fee Paid: _____

ZBA-20-00426

- 1. Property Address: 4 DANBURY AVE. Zone: RES. A
Commercial Property: [] or Residential: [X]
2. Applicant's Name: BARR ASSOC. LLC E-Mail: BARRPLAN @ EARTHLINK. NET
Applicant's Address: 25 SYLVAN RD. S. SUITE P WESTPORT, 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: DAVID FREAR E-Mail: dfrear56@gmail.com
Property Owner's Address: 4 DANBURY AVE, WEST. Daytime Tel: 203-803-3166

- 4. Is this property on: a Septic System: [] or Sewer: [X]
5. Is this property within 500 feet of any adjoining municipality? Yes [] No [X]
6. Does this project involve the demolition of any structures that are 50 years old or more? Yes [] No [X]

7. Briefly Describe your Proposed Project: PROPOSED "LIFT" OF EXISTING HOUSE FOR FEMA COMPLIANCE AND ADD A NEW ROOF, NEW ENTRYWAYS AND TWO MINOR 2ND FLOOR ADDITIONS PLUS A DRIVEWAY EXTENSION.

8. Will any part of any structures be demolished? [X] Yes [] No - If Yes Attach a Demolition Plan: SEE SUBMITTED DEMOLITION PLAN

9. List each "Regulation Section Number" you are requesting a variance for: i.e. (Sec 6-2 = Set back)
(a) SEC. 6-2.1.3, N/C BLDG. COV.; (b) SEC 6-2.1.7, EXTENSION OF N/C BLDG.; (c) SEC. 6.3.1, N/C SETBACKS; AND (d) SEC 13-6, TOTAL COV. 9 and (e) SEC. 13-4, SETBACKS

7.27.20 [Signature]

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.

SEE ATTACHMENT - A

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

Applicant's Signature (if different than owner) [Signature] 7.27.20 6.24.20

Owner's Signature (Must be signed) SEE APPROVED LETTER 2.28.20

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 BUILDING PLANS for 4 DANBURY RD,
 BY: JMKA ARCHITECTS DATE 6.18.20 NUMBER of PGS. 4
 REVISED DATE _____ NUMBER of PGS. _____

SURVEY OR SITE PLAN (TITLE) PROPOSED PLOT PLAN
 BY: LEONARD SURVEYORS DATE JUNE 10, 2020 NUMBER of PGS. 1
 REVISED DATE _____ NUMBER of PGS. _____

GROSS LOT AREA: 5000 SF NET LOT AREA: (less 80% wetlands or steep slopes): 5,000 SF

SETBACKS: Front / Side / Rear (From Survey)

Existing: 14.2 | 2.9* | 2.3*
 Required: 20 | 7.5 | 25
 Proposed: 10.0 | 6.2 | 25+
 * SHED

COVERAGE: Building / Total (From Survey)

Existing: 40.96 | 47.82
 Required: 15.0 | 25.0
 Proposed: ~~37.36~~ | ~~47.76~~ 39.9 | 51.8 7.13.20 LM

HEIGHT: In Feet / # of Stories

Existing: 26± | 2
 Required: 30.1 | 2
 Proposed: 30.0 | 2

ATTIC / HALF STORY:

Existing: _____ / Proposed: X

CRAWL SPACE - CELLAR - BASEMENT:

Existing: _____ / Proposed: X

FLOOR AREA / FAR:

Existing: _____
 Allowed: _____
 Proposed: _____

PARKING:

Existing: 2
 Required: 2
 Proposed: 3

SIGNS:

Existing: _____
 Required: _____
 Proposed: _____

LANDSCAPING:

Existing: _____
 Required: _____
 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.

ATTACHMENT A

Statement of Reasons & Hardships
#ZBA-20-00426
4 Danbury Avenue

1. This lot has an existing Non-conforming Lot Area of only 5,000 SF in a Res. A Zone of 21,780 SF. This lot area is 77% undersized.
2. This lot has an existing Non-conforming Lot Shape with a 50 foot width in a Res. A Zone of a 100 foot width. This lot width is 50% undersized.
3. The pre-existing building dates from 1950 and is 70 years old.
4. The property lies within a 100-year AE Flood Zone with a BFE of 11.0 feet MSL and a required 1st floor elevation (FFEI.) of $11.0 + 1.0 = 12.0$ feet MSL. The existing FFEI. is 10.5 feet MSL or 1.5 feet below the required flood elevation. This proposed "house lift" will bring it into FEMA compliance.
5. The maximum allowable building height is $11.0 \text{ feet} - 6.68 \text{ feet} = 4.32 \text{ feet} + 26.0 \text{ feet} = 30.32 \text{ feet}$ MSL. The proposed height of 30.0 feet complies, as does the attic.
6. The setbacks match the existing house footprint, except for the new front entryway stairs and landings that project 4 feet further into the front setback. The two small 2nd floor additions are over the existing house footprint.
7. Removal of the two sheds, rear stairs, and a portion of the existing front porch bring both the setbacks and the building coverage more into compliance.
8. The elevated house allows for a 2nd garage with a driveway extension for more off-street "beach parking" and improved public safety. The driveway coverage is increased by 250 SF to accomplish this improvement.
9. A Prior Variance #6195 was granted in 2003 for setbacks and coverage. The hardships were found to be: a) non-conforming lot, b) pre-existing building and c) safety. Note that the required flood elevation has increased since then.

FEBRUARY 28, 2020

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

RE: AUTHORIZATION LETTER
4 DANBURY AVENUE

TO WHOM IT MAY CONCERN:

THIS WILL CONFIRM THAT BARR ASSOCIATES LLC AND JMKA ARCHITECTS ARE
HEREBY AUTHORIZED TO REPRESENT APPLICATIONS ON MY BEHALF FOR THE
PROPERTY LOCATED AT 4 DANBURY AVENUE, WESTPORT, CONNECTICUT
(PID # D03/118/000).



DAVID FREAR, OWNER



RECEIVED
JUN 29 2020
WESTPORT Z.B.A.