

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: _____

1. Property Address: 3 Snowflake Lane - Westport, CT 06880 Zone: AAA
Commercial Property: or Residential:
2. Applicant's Name: Paul and Kristen Ledenko E-Mail: pledenco@mac.com
Applicant's Address 3 Snowflake Lane - Westport, CT 06880 Daytime Tel: 516-713-2010

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: Paul and Kristen Ledenko E-Mail: pledenco@mac.com
Property Owner's Address: 3 Snowflake Lane - Westport, CT 06880 Daytime Tel: 516-713-2010

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:
Install an inground 36' x17' pool with a surrounding 18 inch coping in backyard

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)*
Section 11-4 = AAA Residential Zone Setbacks

10. List any other variances that are requested to legalize any previous issues: *i.e. (Sec 11-5 Coverage for existing shed)*
None

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

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

Kristen and Paul Ledenko

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) n/a

BY: _____ DATE _____ NUMBER of PGS. _____

REVISED DATE _____ NUMBER of PGS. _____

SURVEY OR SITE PLAN (TITLE) Proposed Improvement Plan Prepared For Paul Ledenko & Kristen Ledenko 3 Snowflake Lane

BY: Leonard Surveyors DATE 5/26/2020 NUMBER of PGS. 1

REVISED DATE 9/1/2020 NUMBER of PGS. 1

GROSS LOT AREA: 87,299 sq ft **NET LOT AREA:** *(less 80% wetlands or steep slopes):* 85,980 sq ft

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

Existing: 30' / 30' & 40' / 30'

Required: 50' / 50' / 50'

Proposed: 30' / 12' & 40' / 30'

FLOOR AREA / FAR:

Existing: n/a

Allowed: _____

Proposed: _____

COVERAGE: Building / Total (From Survey)

Existing: n/a / 12.75%

Required: n/a / 25%

Proposed: n/a / 13.47%

PARKING:

Existing: n/a

Required: _____

Proposed: _____

HEIGHT: In Feet / # of Stories

Existing: n/a /

Required: /

Proposed: /

SIGNS:

Existing: n/a

Required: _____

Proposed: _____

ATTIC / HALF STORY:

Existing: n/a / Proposed: _____

LANDSCAPING:

Existing: n/a

Required: _____

Proposed: _____

CRAWL SPACE - CELLAR - BASEMENT:

Existing: n/a / 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 HARDSHIPS

1. **LOT SHAPE** (long & narrow) – this property is located in the Residential AAA zone. Westport zoning regulations, Section 11-3, define conforming lot shape for AAA zone properties as the following “Each lot shall have a minimum area of two (2) acres and shall be of such shape that a square with two hundred (200) feet on each side will fit on the lot”. The single widest section of our property is 133 feet and we are 65 feet short of a conforming lot. Consequently, this lot is non-conforming.
2. **TOPOGRAPHY** – the overall elevation drops 50 feet from the west side to the east side of the property. The elevation drop from the driveway to the east-end of the property is the most significant drop of 38 feet. The severe topography creates an unusual hardship and exceptional difficulty for typical residential development on this lot.
3. **PRIOR VARIANCE** – On 4/14/60, the ZBA granted a setback variance during the subdivision of Snowflake Lane (Map Record #4977). The ZBA unanimously granted approval based
 - Topography
 - Presence of Tennessee Gas Pipe Line

ZBA Minutes from 4/14/60 at 2pm – “In executive session it was unanimous opinion of the members of the Board that the variances stated in the application should be granted on the ground of practical difficulty and unusual hardship due to topography of the land and presence of the gas line and the following resolution was unanimously adopted.”

These same hardships at this location still exist today.