ZBA VARIANCE *or* APPEAL APPLICATION

WESTPORT ZONING BOARD OF APPEALS Tel: 203-341-1030 Fax: 203-454-6145

OFFICE USE ONLY
Application#: ZBA-20-00689
Submission Date: 9-30-20
Receipt Date: 10-6-20
Fee Paid: $ 360.00

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.

1. Property Address: 9 Surf Road Zone: AE (EL 13.0')
   Commercial Property: ○ or Residential: ◉
2. Applicant's Name: Patricia M Miller, Residential Design, LLC E-Mail: pmmarch@optonline.net
   Applicant's Address 318 Good Hill Road, Weston, CT 06883 Daytime Tel: 203-227-7333

***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: Christopher & Nicola Thom E-Mail: cdthom@optonline.net
   Property Owner's Address: 82 Liberty St. Wilton, 06896 Daytime Tel: 203-260-0976
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:
   Structure to be made FEMA compliant. Lower level to become uninhabitable space. Structure to be altered on 1st floor. New second floor to be built. Building to remain within existing footprint. Existing pool to be enlarged.
8. Will any part of any structures be demolished? No ○ Yes ◉ - If **Yes** Attach a Demolition Plan:
   See pages 13-15
9. List each ***"Regulation Section Number"*** you are requesting a variance for: ***i.e. (Sec 6-2 = Set back)***
   Section 13-5 Height, Section 13-6 Coverage
10. List any other variances that are requested to legalize any previous issues: i.e. ***(Sec 11-5 Coverage for existing shed)***
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.*
    Lower level @ El. +12.5', below the BFE of 13.0'. Next floor system @ el. +21.3' to become 1st floor. Allowed 2 stories + attic in Zone A. Allowable height of mid-point of roof is El. +26.9', which is elevation of 2nd floor ceiling. Allowable new coverage for stairs makes property over coveraged.
12. I hereby certify that the above information is correct and that the accompanying exhibits attached are true.
    Patricia M Miller

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)* ZBA Application- The Thom Residence, 9 Surf Road, Westport

BY: Patricia M MIller DATE 9-28-2020 NUMBER of PGS. 21

REVISED DATE _____ NUMBER of PGS. _____

SURVEY OR SITE PLAN *(TITLE)* Proposed Improvement Plan

BY: Leonard Surveyors, LLC DATE 9-28-20 NUMBER of PGS. 1

REVISED DATE _____ NUMBER of PGS. _____

GROSS LOT AREA: 22,340 sq. ft. (.513 A) **NET LOT AREA**: (*less 80% wetlands or steep slopes*): 19,615 sq. ft

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

Existing: 30' / 15' / 25'

Required: 30' / 15' / 25'

Proposed: 30' / 15' / 25'

FLOOR AREA / FAR:

Existing: N/A

Allowed: N/A

Proposed: N/A

COVERAGE: Building / Total *(From Survey)*

Existing: 2,713 sf (13.86%) / 4,659 sf (23.75%)

Required: 2,942 sf (15%) / 4,903 sf (25%)

Proposed: 3,052 sf (15.56%) / 5,112 sf (26.06%)

PARKING:

Existing: N/A

Required: N/A

Proposed: N/A

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

Existing: 20.9' / 2

Required: 26.0 26.9' Allowed) / 2

Proposed: 26.8' ,46.7 tallest / 2

SIGNS:

Existing: N/A

Required: N/A

Proposed: N/A

ATTIC / HALF STORY:

Existing: N/A / Proposed: 268 sf

LANDSCAPING:

Existing: N/A

Required: N/A

Proposed: N/A

CRAWL SPACE - CELLAR - BASEMENT:

Existing: 2,255 sf / Proposed: N/A

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.*