

**ZONING BOARD OF APPEALS TOWN OF WESTON, CONNECTICUT  
APPLICATION FOR VARIANCE TO ZONING REGULATIONS  
(Please refer to Section 441.2 of Zoning Regulations of the Town of Weston)**

Fee \$160.00

ZBA Agenda \_\_\_\_\_

Date \_\_\_\_\_

Owner Aaron & Catherine Schwartz

Telephone (917) 716-9439

Address 94 Godfrey Road West, Weston, CT 06893

APPLICANT (if different) Neil Hauck, AIA, LEED AP Telephone (203) 655-9340 ext. 111

Address 859 Post Road, Davien, CT 06820

TAX ASSESSOR MAP NO 11 BLOCK NO 1 LOT NO 14

**RECEIVED**

**MAY 23 2023**

**TOWN OF WESTON  
ZONING BOARD OF APPEALS**

DISTRICT: RESIDENTIAL  BUSINESS

Property is  is not  within 500 feet of a Town line.

**Give accurate location of property site so it can be identified when inspection may be required, (street address – nearest cross street).**

The property is located on the north side of Godfrey Road West,  
at the northwest corner of the intersection formed by  
Godfrey Road West and Walden Woods Lane.

**State precisely the full nature of Variance applied for with respect to subject property:**

We are proposing to enclose a small, existing, covered porch  
in order to expand the existing Family Room. The existing  
house was constructed in 1830 and therefore pre-dates the establishment  
of zoning regulations. The proposed project does not extend the  
existing nonconformity.

Indicate the specific provisions of the Zoning Regulations from which a Variance is requested. Zoning Section # 321.6 Setback(s) proposed 41.0' Feet – Front  
Section #374 (if applicable) \_\_\_\_\_ Feet – Side

and any other Section(s) of Zoning Regulations \_\_\_\_\_ Feet – Rear  
which ZBA deems required to be varied in order \_\_\_\_\_ Feet – Watercourse  
to permit construction, maintenance, use and/or \_\_\_\_\_ Feet – Corner Lot  
activity described in this application.

APPLICATION FOR VARIANCE TO ZONING REGULATIONS (Continued)

Applicant (s) hereby grants to ZBA Members the right to make physical on-site inspection of subject premises as may be necessary to acquaint themselves with actual conditions.

State fully the reasons why:

- a. Strict application of the regulations would create exceptional difficulty or unusual hardship.
- b. Such hardship is unique to the property and not shared by other properties in the neighborhood.

(Bear in mind that financial hardship alone is not sufficient basis for the granting of a Variance.)

The existing house was constructed in 1930 and predates zoning regulations.  
The existing porch roof will not be extended or modified. We simply  
want to enclose the space below it in order to expand the existing  
Family Room. This proposed project will not have an adverse effect on  
any of the surrounding properties.

Does variance applied for constitute an alteration, conversion, extension or expansion of existing nonconforming condition or feature?

NO  Yes  - if YES, explain in detail.

The habitable space in the existing house will be increased  
and this space falls within the required 50' front yard setback.

Has any previous application been made to this Board for a Zoning Variance or Special Permit relative to all or part of said property?

NO  Yes  - if YES, specify when and for what.

I hereby depose and affirm that I have read the "Application Procedure and Requirements for variances to Zoning Regulations," and that all statements in the Application, and the information contained in the accompanying submissions are true, to the best of my knowledge.

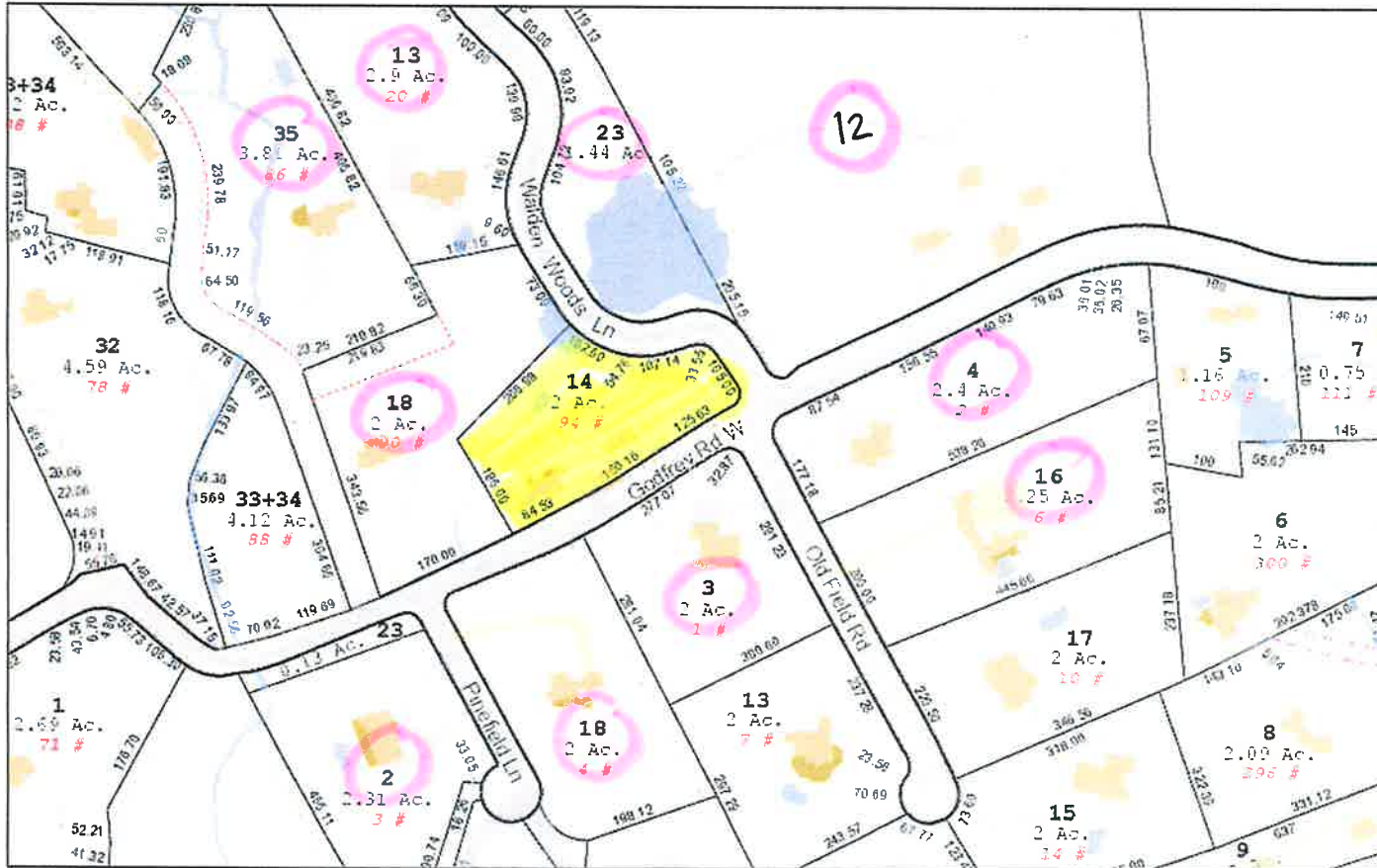
Applicant Jim Hambl Date May 20, 2023

Owner Joe Schaefer Date 5/21/23

Agent \_\_\_\_\_ Date \_\_\_\_\_

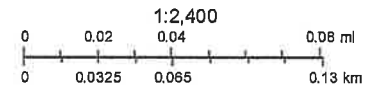
Signature & Date received by Code Enforcement Officer \_\_\_\_\_

# Town of Weston, CT



May 20, 2023

Note: See attached list of all property owners within 250' of subject property.



Copyright: Town of Weston & New England GeoSystems

May 22, 2023

**LIST OF ABUTTING PROPERTY OWNERS**

Subject Property: 94 Godfrey Road West  
Property Owner: Aaron and Catherine Schwartz  
94 Godfrey Road West  
Weston, CT 06883  
Map/Block/Lot: 11/1/14  
Zoning District: Two Acre Residence

	<u>Map/Block/Lot</u>	<u>Street Address</u>	<u>Property Owner</u>
1	11/1/18	90 Godfrey Road West	Edward A. & Brigitta Schine 90 Godfrey Road West Weston, CT 06883
2	12/1/35	86 Godfrey Road West	Janelle & Kerry Lalomio 86 Godfrey Road West Weston, CT 06883
3	11/1/13	20 Walden Woods Lane	Stefania & Carmine R. Mazzuocolo 20 Walden Woods Lane Weston, CT 06883
4	11/1/22	23 Walden Woods Lane	Dupree Enterprises Ltd. c/o RZO LLC 250 W. 57 <sup>th</sup> Street New York, NY 10019
5	11/1/12	106 Godfrey Road West	Nature Conservancy of CT ½ INT & Town of Weston ½ INT 55 Church Street – Floor 3 New Haven, CT 06510
6	15/1/4	2 Old Field Lane	Mark & Dana Parsons 2 Old Field Lane Weston, CT 06883
7	15/1/16	6 Old Field Lane	Paul D. & Gudrun G. Weaver 6 Old Field Lane Weston, CT 06883
8	15/1/3	1 Old Field Lane	Robert Johnson 1 Old Field Lane Weston, CT 06883
9	15/1/18	4 Pinefield Lane	Martin Kreinik 300 East 74 <sup>th</sup> Street – 17 <sup>th</sup> Floor New York, NY 10021

May 22, 2023  
List of Abutting Property Owners  
Page 2

<u>Map/Block/Lot</u>	<u>Street Address</u>	<u>Property Owner</u>
15/1/2	3 Pinefield Lane	Vineet R. & Ritu G. Jain 3 Pinefield Lane Weston, CT 06883

*End of List of Abutting Property Owners*

Unique ID: R03476

# Weston

Card No: 1 Of 3

<b>Location:</b> 94 GODFREY ROAD		<b>Map Id:</b> 11 1 14	<b>Zone:</b> R-2AC	<b>Date Printed:</b> 5/20/2023							
<b>Neighborhood:</b> 3-5			<b>Last Update:</b> 5/19/2023								
<b>Owner Of Record</b>		<b>Volume/Page</b>	<b>Date</b>	<b>Sales Type</b>	<b>Valid</b>	<b>Sale Price</b>					
SCHWARTZ AARON & CATHERINE 94 GODFREY ROAD, WESTON, CT 06883		0578/0616	3/7/2016	Exempt	Yes	1,285,000					
<b>Prior Owner History</b>											
CHRISTOPHER DAVID & ALICE MCP		0279/0297	9/10/1999		No	0					
TOOHEY, PATRICK F & MAUREEN C		0197/0500	5/18/1992		No	0					
TUCKER, WATSON B & CRAMER, ANN B		0190/0415	8/15/1991		No	0					
MEIGS, S JONATHAN & JOAN T		0149/0604	8/29/1986		No	0					
<b>Permit Number</b>	<b>Date</b>	<b>Permit Description</b>									
9039	5/8/2023	DEMO KITCHERN ADD 368 CONSTRUCT NEW ADDITION TO FAMILY ROOM 1357 AND EXPANDED NEW ADDITION									
8188	1/22/2019	POOL 20X40 GUNITE									
6633	10/2/2009	RENOVATE KITCHEN									
<b>Supplemental Data</b>											
<b>Census/Tract</b>	83430	<b>VisionPID</b>	12637	<b>Appraised Value</b>							
<b>Dev Map ID</b>	967 2556/A	<b>Subdivision</b>		<b>Total Land Value</b>	324,000						
<b>GIS ID</b>		<b>490 App Date</b>		<b>Total Building Value</b>	689,763						
<b>Route</b>				<b>Total Outbldg Value</b>	110,448						
<b>District</b>				<b>Total Market Value</b>	1,124,211						
<b>Utilities</b>											
<b>Acres</b>			<b>State Item Codes</b>								
<b>Land Type</b>	<b>Acres</b>	<b>490</b>	<b>Total Value</b>	<b>Code</b>	<b>Quantity</b>	<b>Value</b>					
House Lot	2.00	0.00		13-Residential Dwelling	3.00	482,840					
				11-Residential Land	2.00	226,800					
				14-Residential Outbuilding	4.00	77,310					
<b>Total</b>			324,000								
<b>Assessment History (Prior Years as of Oct 1)</b>					<b>490 Appraised Totals</b>						
	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>Type</b>	<b>Acres</b>	<b>Value</b>	<b>Type</b>	<b>Acres</b>	<b>Value</b>
<b>Land</b>	226,800	226,800	226,800	226,800	226,800						
<b>Building</b>	482,840	476,860	476,860	476,860	476,860						
<b>Outbuilding</b>	77,310	77,310	77,310	77,310	77,310						
<b>Total</b>	<b>786,950</b>	<b>780,970</b>	<b>780,970</b>	<b>780,970</b>	<b>780,970</b>				<b>Totals</b>	<b>0.00</b>	<b>0</b>
<b>Application Date:</b>						<b>Expiration Date:</b>					
<b>Comments</b>											
9/10/2019 IGP GUNITE HEATED WITH STN PATIO											

Information may be deemed reliable, but not guaranteed.

Revaluation Date: 10/1/2018



Unique ID: R03476

# Weston

Card No: 2 Of 3

<b>Location:</b>	94 GODFREY ROAD			<b>Map Id:</b>	11 1 14	<b>Zone:</b>	R-2AC	<b>Date Printed:</b>	5/20/2023		
				<b>Neighborhood:</b>	3-5		<b>Last Update:</b>		5/19/2023		
<b>Owner Of Record</b>				<b>Volume/Page</b>	<b>Date</b>	<b>Sales Type</b>		<b>Valid</b>	<b>Sale Price</b>		
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<b>Comments</b>											
9/10/2019	IGP GUNITE HEATED WITH STN PATIO										

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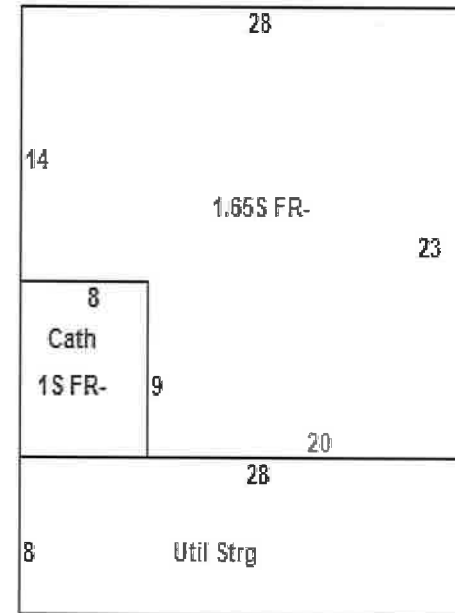
Revaluation Date: 10/1/2018





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<b>Comments</b>								
9/10/2019	IGP GUNITE HEATED WITH STN PATIO							

<b>Location:</b>		94 GODFREY ROAD					
<b>Map Id:</b>		11 1 14					
General Description		Description	Area/Qty				
<b>Building Use</b>	Single Family	Base Rate Full Baths	1016 1				
<b>Units</b>							
<b>Overall Condition</b>	Very Good/Excellent						
<b>Class</b>	B+						
<b>Stories</b>	1.00						
<b>Design (Style)</b>	Studio/Office						
<b>Construction</b>	Wood Frame						
<b>Year Built</b>	1960						
<b>Percent Complete</b>	100						
<b>Finished Area 1016</b>							
Foundation							
<b>Basement Area</b>	0						
<b>Finished Basement</b>	0						
<b>Garage Bays</b>	0						
<b>Outside Entry</b>	No						
<b>Sump Pump</b>	No						
Attached Components							
HVAC		Type	Year	Area			
<b>Heating Type</b>	Hot Water	Utility Storage	1960	224			
<b>Fuel</b>	Oil	Cathedral	1960	72			
<b>Cooling Type</b>	None						
Interior							
<b>Floors</b>	Softwood						
<b>Attic Access</b>	No						
<b>Walls</b>	Plaster						
<b>Bath Cond</b>							
<b>Kitchen Cond</b>							
Exterior							
<b>Exterior</b>	Wood on Sheath						
<b>Roof Cover</b>	Wood						
<b>Roof Type</b>	Gable						
Special Features							
<b>Type</b>		<b>Count/Area</b>					
		<b>Total Building Value: 144.233</b>					
Detached Component Computations							
Type	Year	Condition	Area/Qty	Type	Year	Condition	Area/Qty
Room Summary							
Total	Bedroom	Kitchens	Full Baths	Half Baths			
3	1	1	1	0			







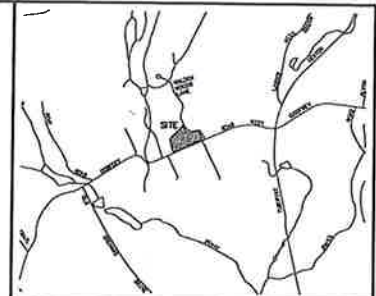


TOWN OF WESTON ZONE: TWO ACRE RESIDENTIAL & FARMING DISTRICT					
	SECTION	REQUIRED	EXISTING	PROPOSED	AS-BUILT
Minimum size lot area (acres)	321.4	2	2.003+/-	2.003+/-	2.003+/-
Minimum lot dimensions	321.5	170' x 200'	170' x 200'+	170' x 200'+	170' x 200'+
Minimum lot frontage	321.5	170'	857.93'	857.93'	857.93'
Minimum front yard setback	321.6	50'	34.2'	34.2'	34.2'
Minimum rear yard setback	321.6	30'	144.7'	144.7'	144.7'
Minimum side yard setback	321.6	30'	74.8'	74.8'	74.8'
Minimum Farming Structure setback	321.1	100'	N/A	N/A	N/A
Maximum building coverage	321.7	15%	5.5%	N/A	N/A
Maximum building height (stories / feet)	321.8	2-1/2 / 35'	2 / 27.7'	2 / 27.7'	2 / 27.7'
ACCESSORY STRUCTURES (POOL)					
Minimum front yard setback	-	50'	80.1'	75.4'	75.7'
Minimum rear yard setback	-	30'	75.3'	74.8'	74.7'
Minimum side yard setback	-	30'	139.2'	139.2'	139.2'

Parcel No.	
Gross Lot area	2.003+/- AC.
Road, Right of Way, Access Way	0
Above Ground Utility Easements	0
Exclusive-use Easements	0
Land Under Water or Very Poorly Drained in Excess of 20% of Total	0

Parcel No.	
Has this lot been the subject of a previous subdivision?	(Y/N)
Does this lot conform with Regulation s.311.7 (Odd Shaped Lots)?	(Y/N)
Can this lot contain a rectangle measuring 170' x 200' (s.321.4)?	(Y/N)

- NOTES:**
- References:
    - Record Map #2556 "Map of Property Prepared For William R. Pustall Weston, Connecticut." Scale: 1" = 60'; dated July 31, 1978.
    - Record Map #2979 "Map of Property Prepared For Brevoort Walden, Weston, Connecticut." Scale: 1" = 40'; dated May 27, 1988.
    - Record Map #2547 "Map of Property Prepared For Robert E. Fuller, Weston, Connecticut." Scale: 1" = 100'; dated March 6, 1986; last revised July 10, 1978.
    - Record Map #987 "Map of Property To Be Acquired By George F. Lowther, Weston, Conn." Scale: 1" = 120'; dated July 1954.
    - Record Map #2999A "Walden Woods Subdivision Map of Property Prepared For Sylvale & Associates, Weston, Conn." Scale: 1" = 60'; dated May 27, 1986; last revised July 22, 1986.
  - Parcel Total Area = 87,250 +/- sq. ft.; 2.003 +/- Acres.
  - Parcel is in Residence Zone 2 Acres.
  - Entire parcel is located in Flood Zone AE (Elev. 247.2) as shown on FIS Profile & FEMA Flood Map Entitled "Firm Flood Insurance Rate Map Fairfield County, Connecticut (All Jurisdictions) Panel 382 of 628 Community Town of Fairfield Number 090018; Panel 0382 Suffix F; Map Number 09001C0382F; Map Revised June 18, 2010.
  - Parcel is served by private septic and private well.
  - Underground utility, structure and facility locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parcel testimony and from other sources. These locations MUST be considered approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to Ochman Associates Inc. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4455.



ORIENTATION SCALE: 1" = 1200'

**OCHMAN ASSOCIATES, INC.**  
CONSULTING ENGINEERS & SURVEYORS  
P.O. BOX 76  
EASTON, CONNECTICUT 06612  
PHONE (203) 268-9194

THIS DRAWING AND DETAILS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF OCHMAN ASSOCIATES, INC. AND SHALL NOT BE LOANED, COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF OCHMAN ASSOCIATES, INC.

NO.	DATE	REVISION
1		

**IMPROVEMENT  
LOCATION SURVEY  
POOL AS-BUILT**  
- PREPARED FOR -  
**AARON & CATHERINE  
SCHWARTZ**  
94 GODFREY ROAD WEST  
WESTON, CONNECTICUT  
JULY 22, 2019

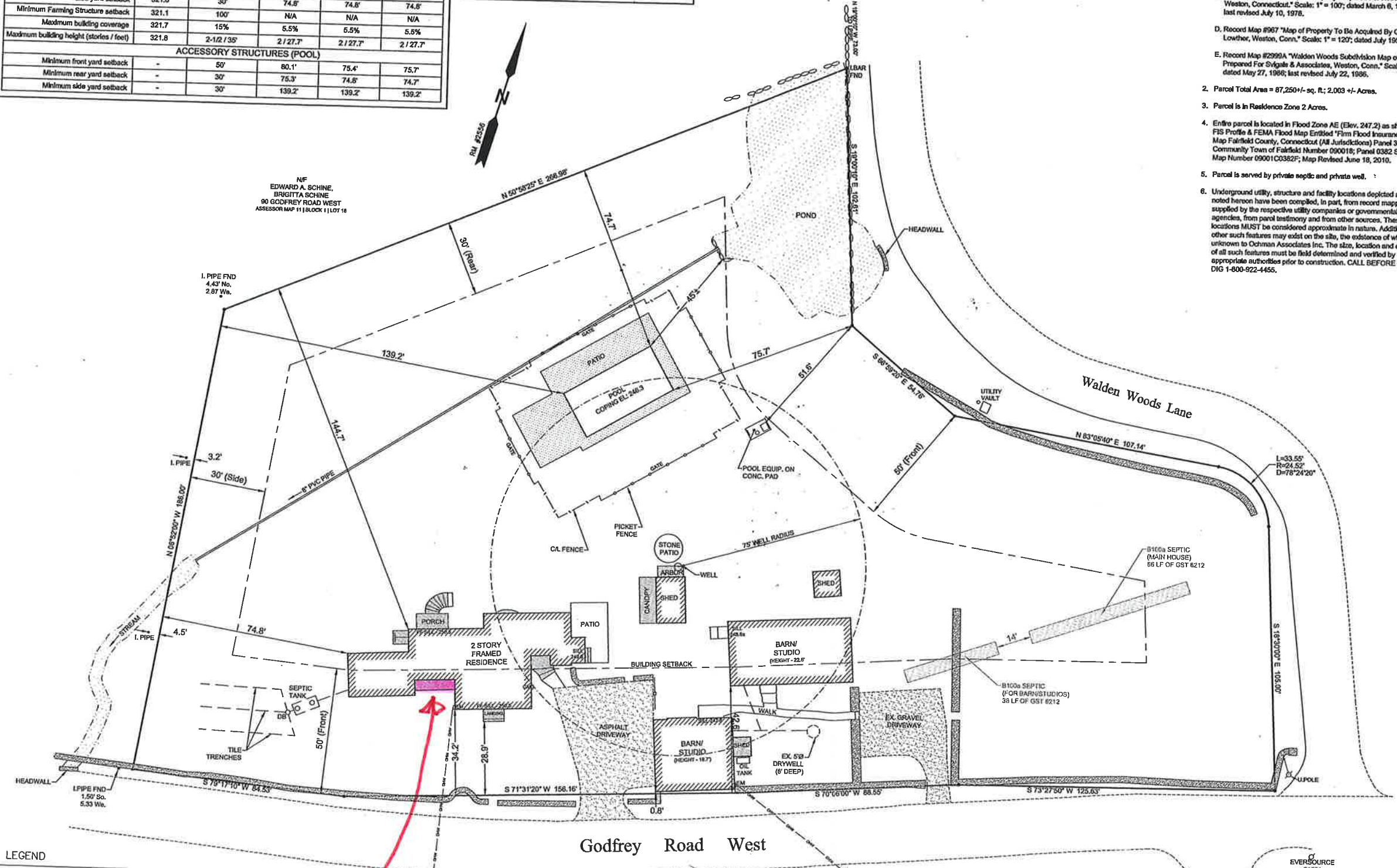
SHEET 1 OF 1

DATE: November 28, 2018    FB: 164    PG: 44  
DRAWN BY: MAC    PROJECT NO.:  
CHECKED BY: MVB    DWG. NO.: 24 - 1695

SCALE: 1" = 20'  
0    20    40    60

TO MY KNOWLEDGE AND BELIEF, THIS SURVEY AND MAP IS SUBSTANTIALLY CORRECT AND HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES-"MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ADOPTED JUNE 21, 1998.

IT IS A IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RE-SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.



**LEGEND**

- - 270 - - - Existing Contours
- x 271.1 - - - Existing Spot Elevation
- - - - - Proposed Sit Fence
- B100a Septic
- Utility Pole
- (WV) Water Valve
- (WM) Water Meter
- (GV) Gas Valve
- (STM) Storm Manhole
- Stone Wall

*Proposed project*

THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND THE PROPERTY OF NEIL HAUCK ARCHITECTS, L.L.C. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY EXTENSION OF THIS PROJECT OR FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF NEIL HAUCK ARCHITECTS, L.L.C.

ISSUED FOR	DATE
BIDDING & PERMITTING	9/23/22
BIDDING & PERMITTING	11/7/22
BIDDING & PERMITTING	12/6/22
CRAWL SPACE	2/6/23
CRAWL SPACE	2/6/23
ADD'L DIMS	5/18/23

NEIL HAUCK ARCHITECTS



203-655-9340 f:203-656-0213  
859 Post Road Darien, CT 06820  
neilhauckarchitects.com

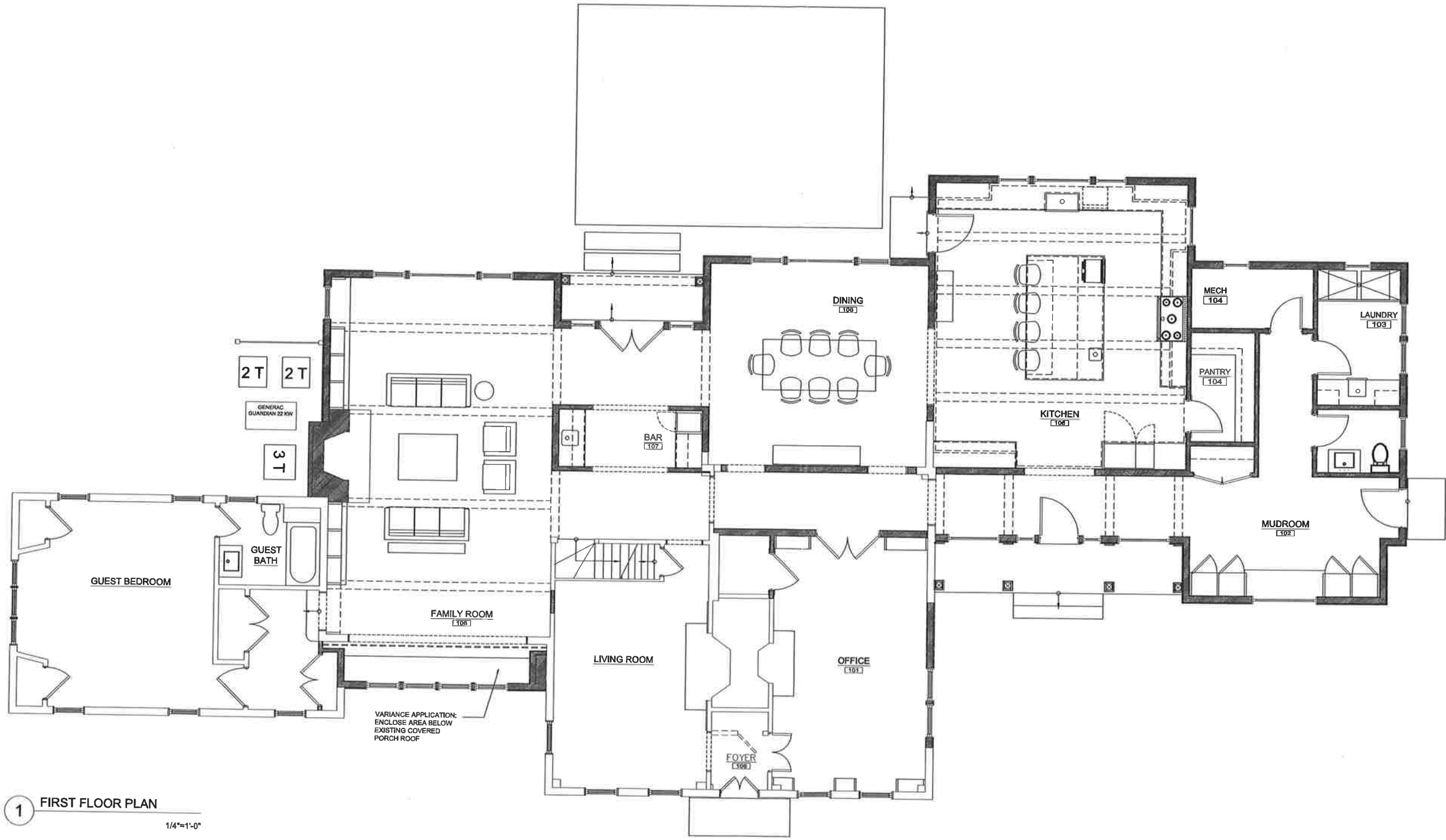


PROJECT  
SCHWARTZ RESIDENCE  
WESTON, CT

TITLE

JOB NUMBER  
2030  
DATE  
5/18/23

A-101



1 FIRST FLOOR PLAN  
1/4"=1'-0"



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ISSUED FOR	DATE
BIDDING & PERMITTING	9/23/22
BIDDING & PERMITTING	11/7/22
BIDDING & PERMITTING	12/6/22
CRAWL SPACE	2/6/23
CRAWL SPACE	2/6/23
ADD'L DIMS	5/18/23

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PROJECT  
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TITLE  
FRONT ELEVATION

JOB NUMBER  
2030  
DATE  
5/18/23

A-200

