

Application # **#019-22**

Coastal

**CITY OF STAMFORD
ZONING BOARD OF APPEALS**

Stamford Government Center
888 Washington Blvd.
P.O. Box 10152
Stamford, CT 06904-2152

Telephone 203.977.4160 - Fax 203.977.4100 - E-mail mjudge@stamfordct.gov

PLEASE PRINT ALL INFORMATION IN INK

1. I/we hereby apply to the Zoning Board of Appeals for:

- Variance(s)
- Special Permit
- Appeal from Decision of Zoning Enforcement Officer
- Extension of Time
- Gasoline Station Site Approval
- Motor Vehicle Approval:

New Car Dealer Used Car Dealer General Repairer Limited Repairer

2. Address of affected premises:

336 Ocean Drive West - Stamford, CT 06902

street

zip code

Property is located on the north south east west side of the street.

Block: 172 Zone: R-20 Sewered Property yes no

Is the structure 50 years or older yes No

Corner Lots Only: Intersecting Street: Ocean Drive West & Verplank Ave

Within 500 feet of another municipality: No Yes Town of _____

3. Owner of Property: Wilson Gjuraj & Joycelyn H. Gjuraj

Address of Owner: 336 Ocean Drive W - Stamford, CT Zip 06902

Applicant Name: Wilson Gjuraj & Joycelyn H. Gjuraj

Address of Applicant: 336 Ocean Drive W - Stamford, CT Zip 06902

Agent Name: Raymond R. Mazzeo (Redniss & Mead)

Address of Agent: 22 First Street - Stamford, CT Zip 06905

EMAIL ADDRESS: r.mazzeo@rednissmead.com
(Must be provided to receive comments from letters of referral)

Telephone # of Agent 203-327-0500 Telephone # of Owner _____

(CONTACT IS MADE WITH AGENT, IF ONE)

4. List all structures and uses presently existing on the affected property:

Single-family home with associated driveway, patio, pool, and landscaping

5. Describe in detail the proposed use and give pertinent linear and area dimensions:

The applicant is proposing to construct an 8'X8' spa/hot tub to be attached at the end of the existing pool.

VARIANCES (complete this section for variance requests only) See a Zoning Enforcement Officer for help in completing this section

Variance(s) of the following section(s) of the Zoning Regulations is requested (provide detail of what is sought per the applicable section(s) of the Zoning Regulations):

1. Variance of Section 3.B Defined Terms "Accessory Structure" to permit/modify an Accessory Structure within a Front Yard

DO NOT WRITE ON BACK OF PAGE

Variiances of the Zoning Regulations **may** be granted where there is unusual hardship in the way of carrying out the strict letter of the Regulations solely with respect to a parcel of land where conditions especially affect such parcel but do not affect generally the district in which it is situated. In your own words:

A. Describe the unusual hardship in being unable to carry out the strict letter of the Zoning Regulations:

The property is a corner lot with frontage on both Ocean Drive West and Verplank Ave.
The increased dual frontage and severely limits the buildable area of accessory structures. The existing pool is already located within the front yard. The new spa would be integrated into the pool.

B. Explain why the variance(s) is/are the minimum necessary to afford relief:

The proposed Spa is within the existing pool area and conforms to all other applicable yard, height, and coverage requirements. There are no other proposed changes to the site.

C. Explain why granting of the variance(s) would not be injurious to the neighborhood.

The proposed Spa addition to the pool is in keeping with the scale and character of the neighborhood, and will not be visible from neighboring properties or streets.

SPECIAL PERMIT

(Complete this section **only** for special exceptions)

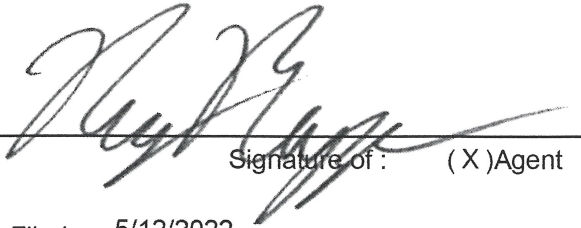
SPECIAL EXCEPTION is requested as authorized by Section(s) _____ of the Zoning Regulations.

Provide details of what is being sought:

MOTOR VEHICLE APPLICATIONS

(Complete this section only for Motor Vehicle/Service Dealers Applications) Provide details of what is being sought.

SIGNATURE REQUIRED FOR ALL APPLICATIONS



Signature of: Agent Applicant Owner

Date Filed: 5/12/2022

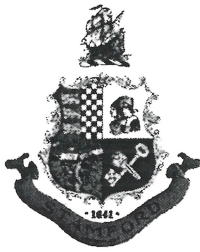
Zoning Enforcement Officer Comments:

DECISION OF THE ZONING ENFORCEMENT OFFICER

(Complete this section **only** for appeals of zoning enforcement officer decision)

DECISION OF THE ZONING ENFORCEMENT OFFICER dated _____ is appealed because:

DO NOT WRITE ON BACK OF PAGE



**CITY OF STAMFORD
ZONING BOARD OF APPEALS**

APPLICATION PACKET

Board Members
Joseph Pigott, Chair
John A. Sedlak
Nino Antonelli
Claire Friedlander
Lauren Jacobson

Alternate
Ernest Matarasso
Matthew Tripolitsiotis
Jeremiah Hourihan

Land Use Administrative Assistant
Mary Judge

ALL APPLICANTS MUST MAKE AN APPOINTMENT WITH THE ZONING ENFORCEMENT OFFICE FOR PLAN REVIEW OF ZBA APPLICATIONS AT LEAST TWO WEEKS PRIOR TO THE APPLICATION DEADLINE.

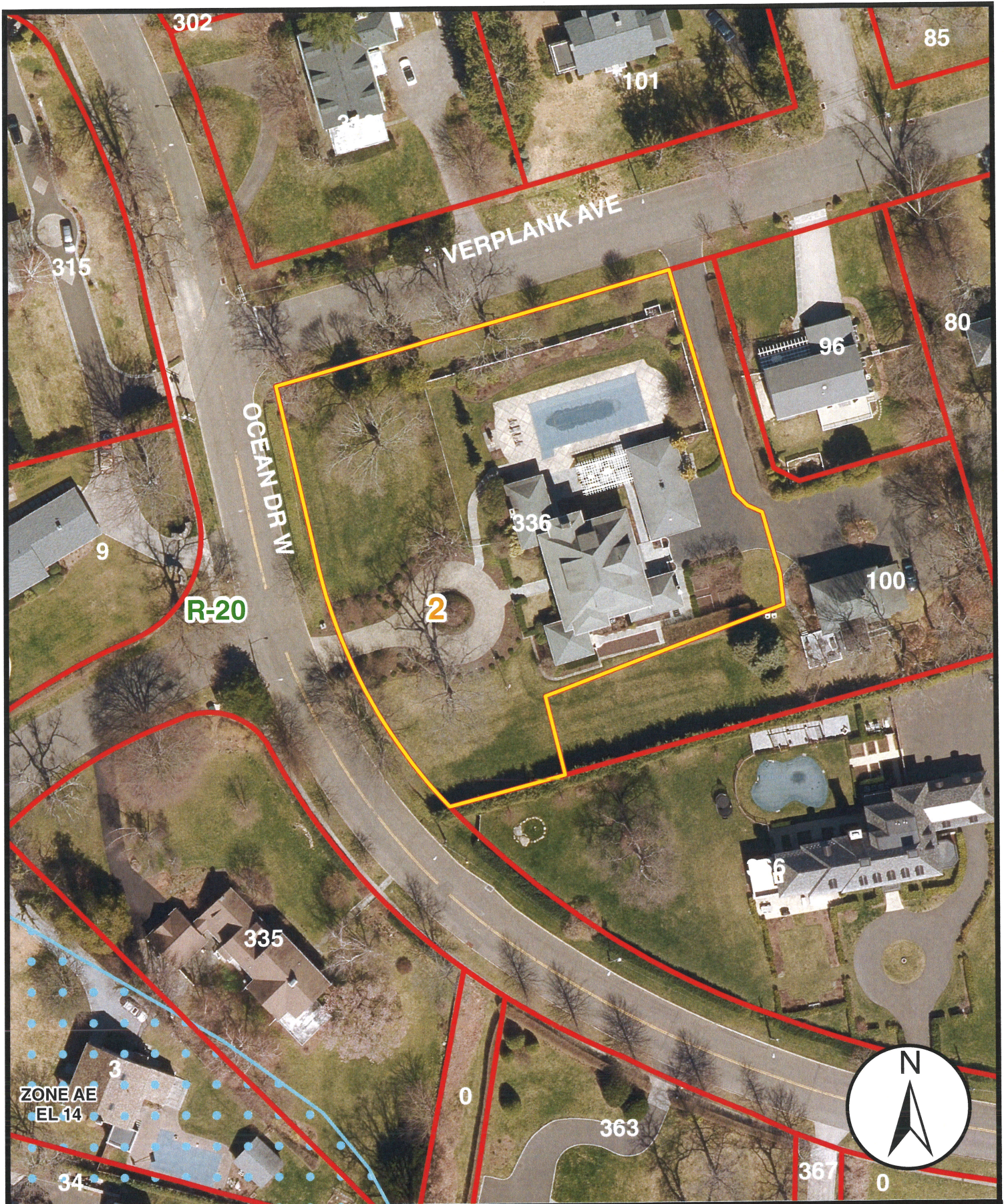
Zoning Enforcement: *Mary Judge* Date: *5/16/22*

Is the project situated in the coastal boundary? Yes No ()

Is the project exempt from the coastal regulation?
Yes () Exemption # _____ No () N/A ()

Environmental Protection: _____ Date: _____

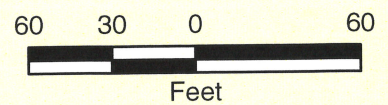
CAM Review by: _____ ZBA _____
Zoning Board



ZBA Application #019-22
336 Ocean Drive West

Date: 6/6/2022

1 inch = 67 feet



May 11, 2022

**General Property Description
Variance Application**

#019-22

Block #: 172

Area: 47,964 SF

All those parcels of land commonly known as 336 Ocean Drive West (004-2085), located in the City of Stamford, and generally described as follows:

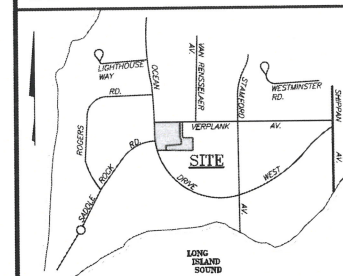
Beginning at the intersection of the easterly side of Ocean Drive West and the southerly side of Verplank ave, said land is bound by the following:

Northerly: 219'± along the southerly side of Verplank Ave;

Easterly: 378' ± along land n/f of Parcel A, Map 12761 S.L.R. (100 Verplank Ave);

Southerly: 65'± along land n/f of Robert Drbul & Jessica L Demmo; and

Westerly: 250' ± along the easterly side of Ocean Drive West to the point of beginning.

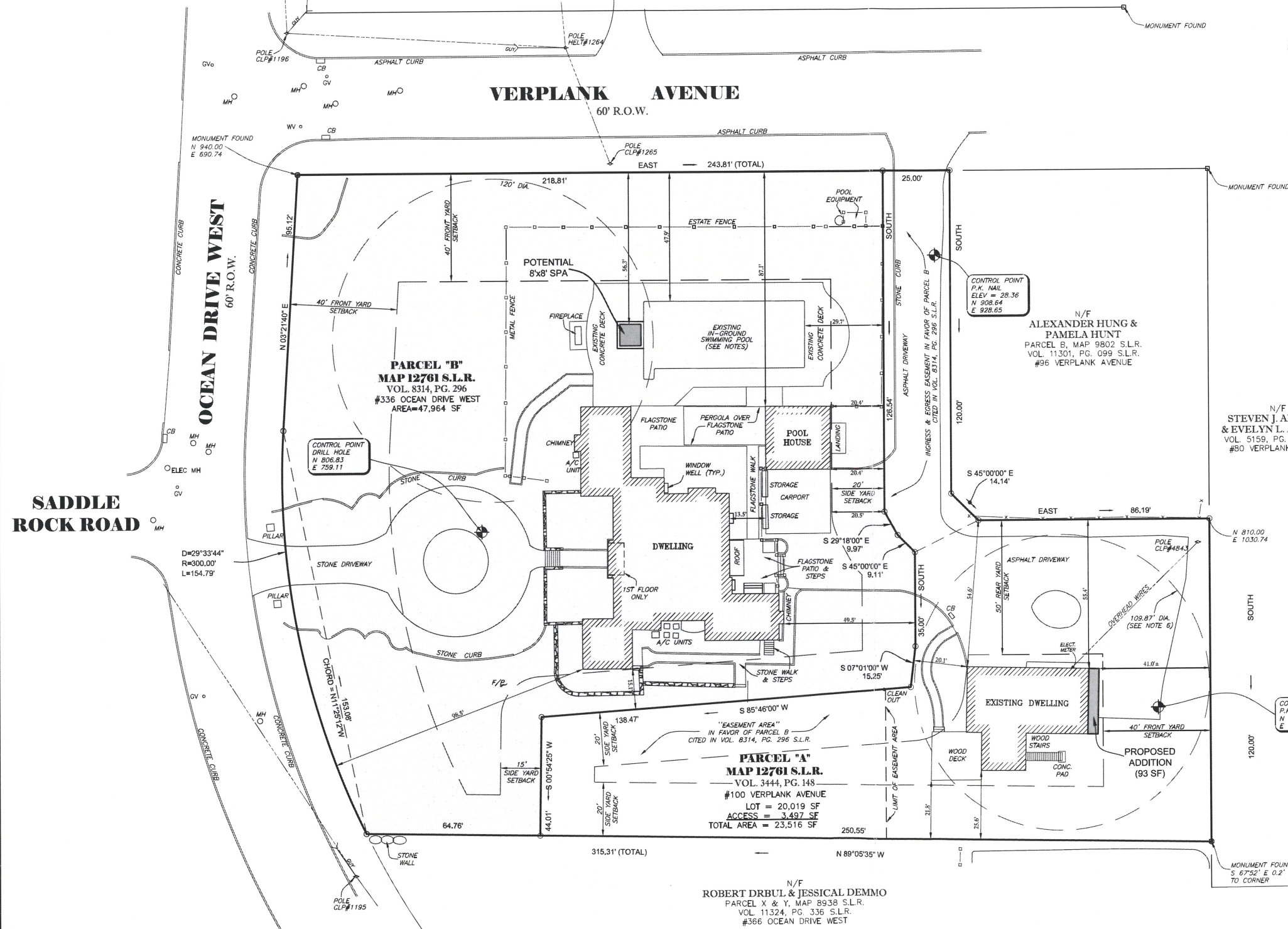


STAMFORD, CT SCALE: 1"=800'

ORIENTATION

SURVEY NOTES:

- This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as a Zoning Location Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and intended to be used for application for variance purposes on Parcel B (336 Ocean Drive West).
- Reference is made to Maps 7514, 8938, 9230, 9802 and 12761 of the Stamford Land Records (S.L.R.).
- Reference is made to Instruments of record as labelled hereon.
- Reference is made to a water pipe Easement in favor of Parcel A and cited in Vol. 4828, Pg. 299 S.L.R. Water pipe not depicted hereon.
- Reference is made to an easement, cited in Vol. 4828, Pg. 299 S.L.R., in favor of Parcel A to maintain and utilize a public sanitary sewer lateral pipe beneath the surface of the Easement Area; those portions of Parcel B lying to the west of the Easement Area and south of the driveway area on Parcel B and those portions of parcel B lying between the northerly boundary of the Easement Area and the southerly wall of the house on Parcel B.
- Reference is made to Zoning Appeals Board Certificate Appl. #066-96 recorded in Vol. 4628, Pg. 122 S.L.R. Approved variance to allow accessway lot (Parcel A) on a R-20 Zone with a 109.87' diameter circle in lieu of the 120' required.
- Parcel lies within Zone X as depicted on FEMA Flood Insurance Rate Map Community No. 090015 Panel 0519 Suffix F. Map effective June 18, 2010.
- Wetlands, if any, have not been depicted hereon.
- Swimming pool depicted hereon constructed prior to July 1, 2007. The pool is also depicted on record Map 12761 & 9802 S.L.R.
- Building Area:
 - Parcel "A" = 1,689 SF / 20,019 SF = 8.3%.
 - Parcel "B" = 4,703 SF / 47,964 SF = 9.8%.
- Reference is made to architectural plans dated 9/10/2021 and prepared by Rodger Braley Architect.



#019-22

ZONING LOCATION SURVEY
 DEPICTING
POTENTIAL SPA
 336 OCEAN DRIVE WEST, STAMFORD, CT
 PREPARED FOR
WILSON and JOYCELYN H. GJURAJ

Scale: 1"=20'

Drawn By: CJP Checked By: Date: 5/11/2022

To my knowledge and belief this map is substantially correct as noted hereon.

CESAR J. POLONIA C.T. L.S. #70256
 DATE: 5/11/2022

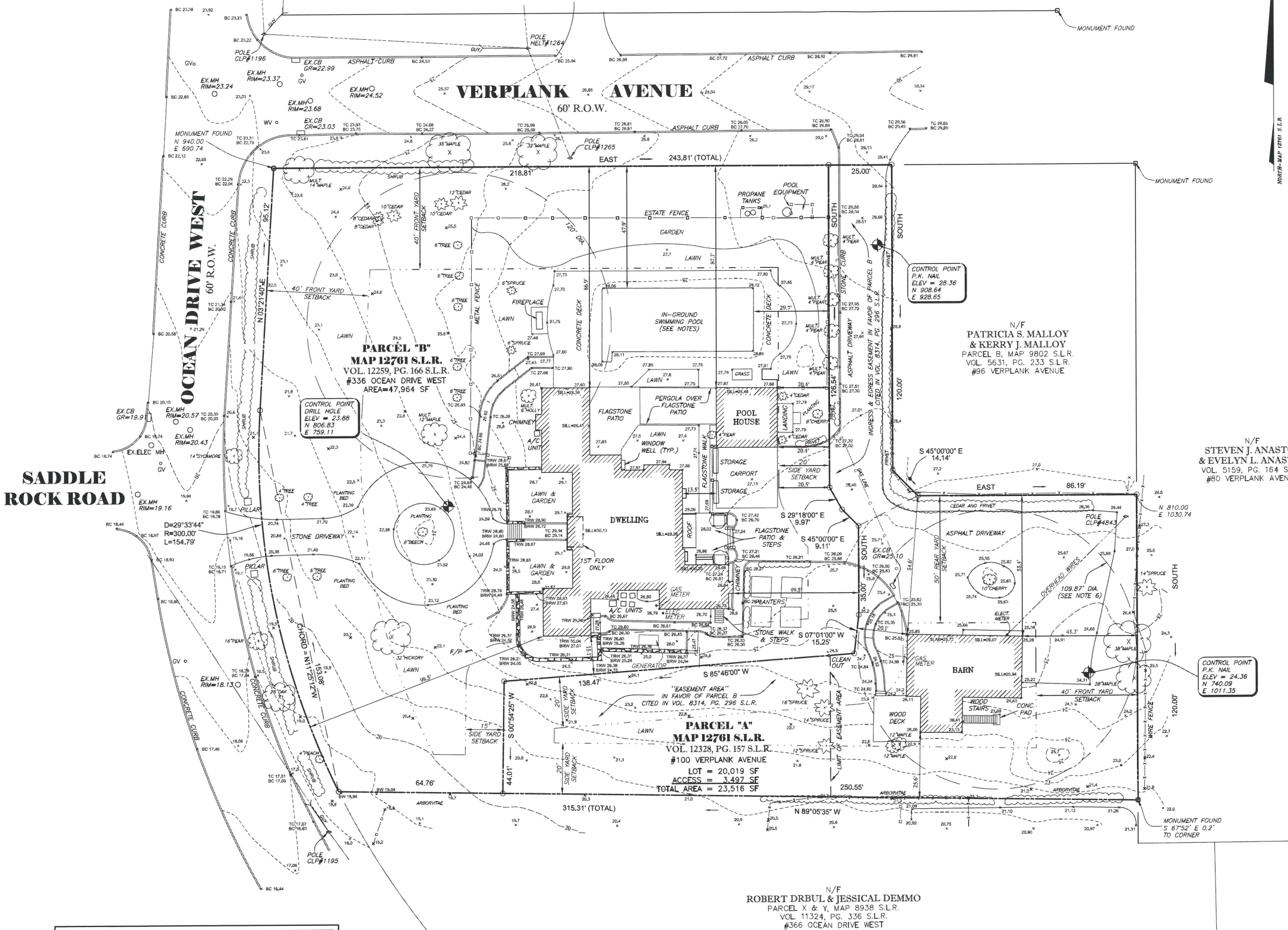
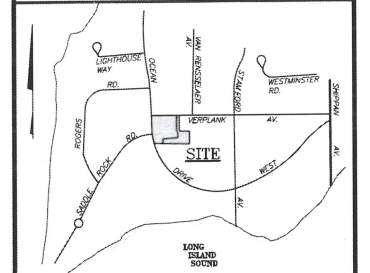
This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations include any declaration hereon null & void.

LAND SURVEYING
 CIVIL ENGINEERING
 PLANNING & ZONING CONSULTING
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22 First Street | Stamford, CT 06905
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Sheet No:
ZLS
 Comm. No.: 7390

5/11/2022 4:26 PM R:\subfiles\7000\7390\7390\5207\5207\950\Map\7390ZLS1 - Spn.dwg



SADDLE ROCK ROAD

VERPLANK AVENUE
60' R.O.W.

OCEAN DRIVE WEST
60' R.O.W.

PARCEL "B"
MAP 12761 S.L.R.
VOL. 12259, PG. 166 S.L.R.
#336 OCEAN DRIVE WEST
AREA=47,964 SF

PARCEL "A"
MAP 12761 S.L.R.
VOL. 12328, PG. 157 S.L.R.
#100 VERPLANK AVENUE
LOT = 20,019 SF
ACCESS = 3,497 SF
TOTAL AREA = 23,516 SF

N/F
PATRICIA S. MALLOY
& KERRY J. MALLOY
PARCEL B, MAP 9802 S.L.R.
VOL. 5631, PG. 233 S.L.R.
#95 VERPLANK AVENUE

N/F
STEVEN J. ANASTOS
& EVELYN L. ANASTOS
VOL. 5159, PG. 164 S.L.R.
#80 VERPLANK AVENUE

N/F
ROBERT DRBUL & JESSICA DEMMO
PARCEL X & Y, MAP 8938 S.L.R.
VOL. 11324, PG. 336 S.L.R.
#366 OCEAN DRIVE WEST

NOTES:

- 1. This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as a Property and Topographic Survey of the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and the locations and elevations of which conform to Topographic Accuracy Class T-2. It is intended to depict property boundaries, locations and elevations of improvements and topographic features.
- 2. Reference is made to Maps 7514, 8938, 9230, 9802 and 12761 of the Stamford Land Records (S.L.R.).
- 3. Reference is made to instruments of record as labelled hereon.
- 4. Reference is made to a water pipe Easement in favor of Parcel A and cited in Vol. 4828, Pg. 299 S.L.R. Water pipe not depicted hereon.
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- 6. Reference is made to Zoning Appeals Board Certificate Appl. #066-96 recorded in Vol. 4628, Pg. 122 S.L.R. Approved variance to allow access way (Parcel A) on a R-20 Zone with a 109.87' diameter circle in lieu of the 120' required.
- 7. Parcel lies within Zone X as depicted on FEMA Flood Insurance Rate Map Community No. 090015 Panel 0519 Suffix F, Map effective June 18, 2010.
- 8. Elevations depicted hereon are based on the North American Vertical Datum of 1988 (NAVD-88).
- 9. Wetlands, if any, have not been depicted hereon.
- 10. Swimming pool depicted hereon constructed prior to July 1, 2018. The pool is also depicted on record Map 12761 & 9802 S.L.R.
- 11. Building Area:
 - 11.1. Parcel "A" = 1,869 SF / 20,019 SF = 8.3%.
 - 11.2. Parcel "B" = 4,703 SF / 47,964 SF = 9.8%.
- 12. Owner of Record:
 - 12.1. Parcel "A" = Wilson GjuraJ & Joycelyn H. GjuraJ.
 - 12.2. Parcel "B" = Wilson GjuraJ & Joycelyn H. GjuraJ.

#019-22

ZONING DATA (R-20)

SETBACK	CORNER LOT (PARCEL B)	ACCESSWAY LOT (PARCEL A)
FRONT YARD	40 FT	40 FT
SIDE YARD (one side)	15 FT	20 FT
SIDE YARD (both)	35 FT	40 FT
REAR YARD	NONE	50 FT

PROPERTY & TOPOGRAPHIC SURVEY
DEPICTING
336 OCEAN DRIVE WEST
and 100 VERPLANK AVENUE
STAMFORD, CT
PREPARED FOR
WILSON and JOYCELYN H. GJURAJ

Scale: 1"=800'

Drawn By: CJP Checked By: Date: 01/06/2022

To my knowledge and belief this map is substantially correct as noted hereon

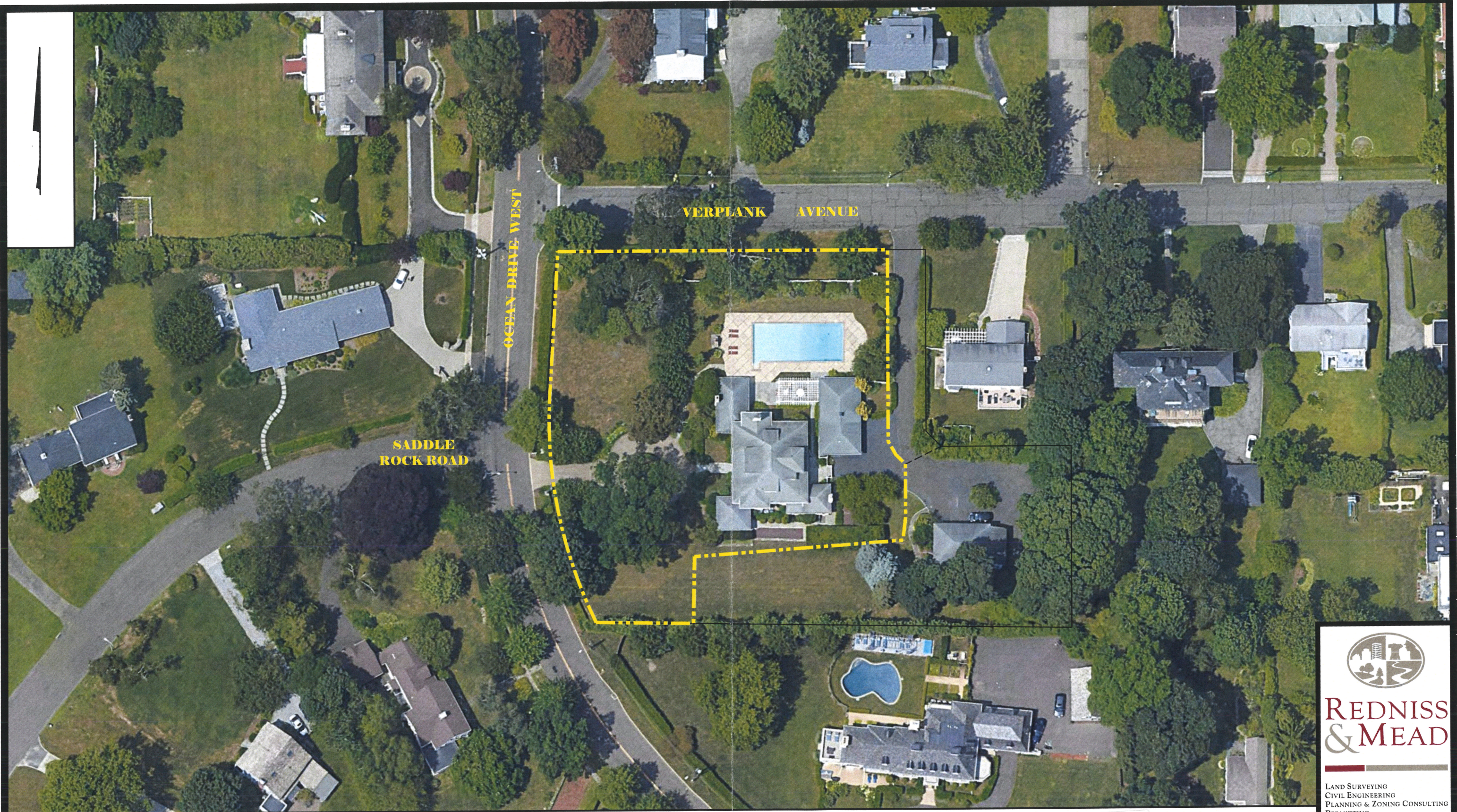
Cesar J. Polzina (P.E. #70256)
1/6/2022

DATE

LAND SURVEYING
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PTS
Comm. No: 7390



AERIAL EXHIBIT
336 OCEAN DRIVE WEST
STAMFORD, CT

#019-22



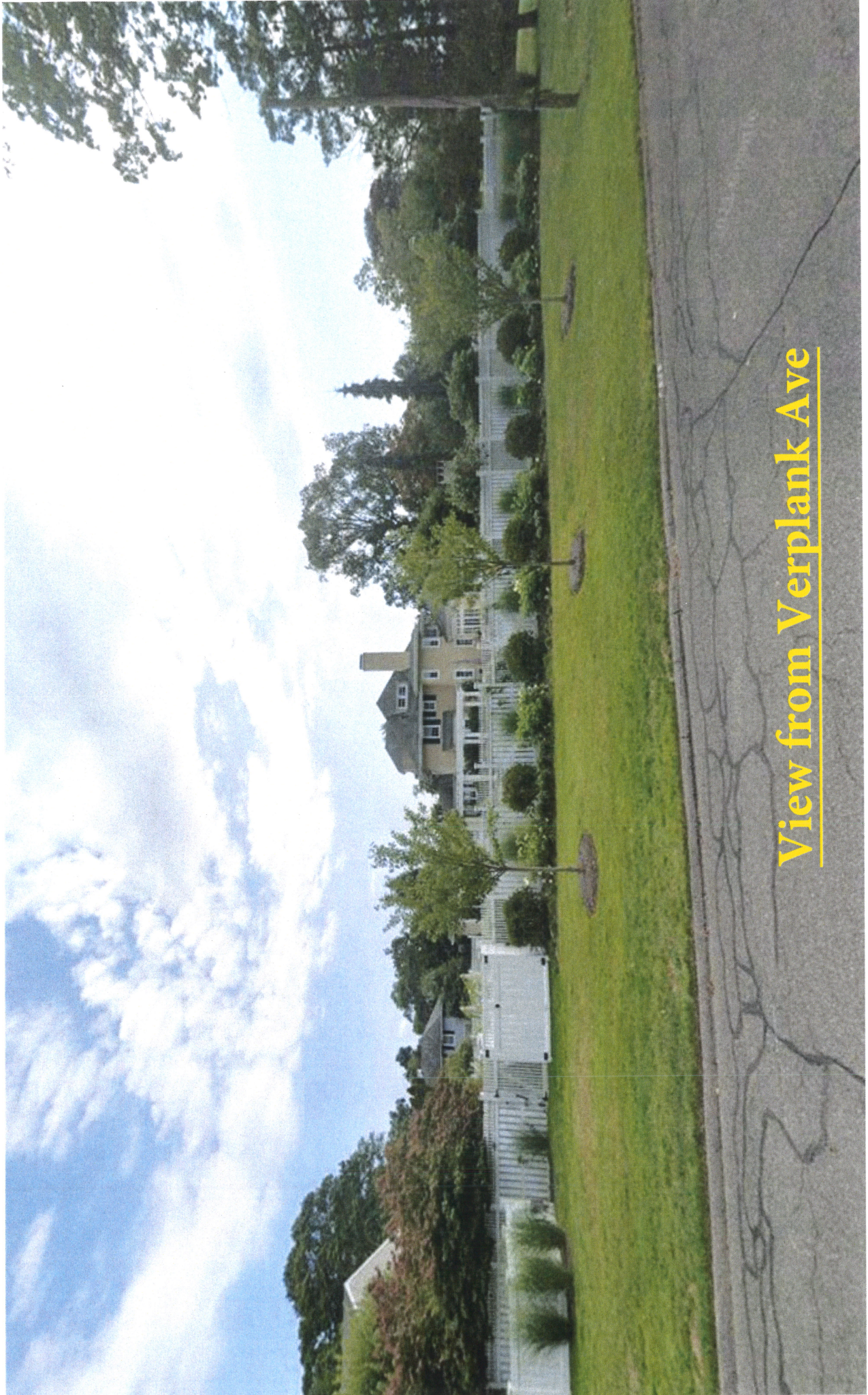
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& MEAD**

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COMM. NO.:	DATE:
7390	4/27/2022
	SCALE:
	1"=60'

#019-22



View from Verplank Ave

Representative Image of Proposed Spa
336 Ocean Drive W

#019-22



May 11, 2022

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& MEAD