

CITY OF STAMFORD
ZONING BOARD OF APPEALS

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

*Coastal
Approved
ZB*

Telephone 203.977.4160 - Fax 203.977.4100 - E-mail mjjudge@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:

51 LANARK RD, STAMFORD, CT 06902
street zip code

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

Block: 151, Lot 080 Zone: R-7.5 Sewered Property (X) yes () no

Is the structure 50 years or older (X) yes () No

Corner Lots Only: Intersecting Street: N/A
Within 500 feet of another municipality: No (X) Yes () Town of _____

3. Owner of Property: Gary M. and Jamie C. Shannon

Address of Owner: 51 Lanark Rd, Stamford, CT Zip 06902

Applicant Name: Gary M. and Jamie C. Shannon

Address of Applicant 51 Lanark Rd, Stamford, CT Zip 06902

Agent Name: _____

Address of Agent: _____ Zip _____

EMAIL ADDRESS: gms0404@aol.com, penny5113@aol.com

(Must be provided to receive comments from letters of referral)

Telephone # of Agent _____ Telephone # of Owner 203.613.6810

(CONTACT IS MADE WITH AGENT, IF ONE)

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

Single family residence with 2-car detached garage

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

Expand the second floor on the east side of the house over the existing first floor. The area to be enclosed is approximately 9 x 18 feet (162 sq ft) and encroaches on the side yard setback by approximately 9 inches.

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):

Variance of the side yard setback: City of Stamford Zoning Regulations, Table III, Appendix B.

Currently, the side setbacks total 11 feet, 3 inches in lieu of the required 12 feet in the R-7.5 zone.

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Variations 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 existing structure was built in 1925 prior to the establishment of the Zoning Regulations. Subsequently this area is zoned at R-7.5 which requires a 12 foot total side setback. The structure is therefore legally non-conforming. The proposed construction does not expand the existing footprint. Imposing the R-7.5 zone setback requirement in a legally non-conforming structure creates a hardship unique to this property.

B. Explain why the variance(s) is/are the minimum necessary to afford relief:
The variance is required to build within the existing footprint of a legally non-conforming structure and is the minimum necessary to afford relief.

C. Explain why granting of the variance(s) would not be injurious to the neighborhood.
The variance requested pertains to an existing structure and expands the second floor over that same existing structure. The footprint of the existing structure will not be altered in any way. Such a use will have no noticeable impact to the neighboring properties and is typical of uses on other homes constructed at approximately the same time as the subject property.

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:

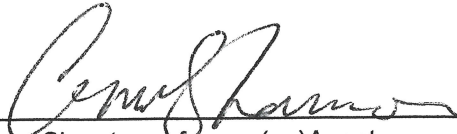
N/A

MOTOR VEHICLE APPLICATIONS

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

N/A

SIGNATURE REQUIRED FOR ALL APPLICATIONS

 1/10/23

Signature of: () Agent (X) Applicant (X) Owner

Date Filed: _____

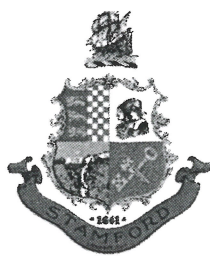
Zoning Enforcement Officer Comments:

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:

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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 ONE WEEK PRIOR TO THE APPLICATION DEADLINE.

Zoning Enforcement: MJA/MJM Date: 1/30/23

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

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

Environmental Protection: Robert E. Clavin Date: 2/7/2023

CAM Review by: Approval # ZBA

CSPR 1155

September 15, 2022

Mr. James Lunney
Zoning Enforcement Officer
City of Stamford
888 Washington Blvd.
Stamford, CT 06904

RE: CSPR 1125 – Zero Ocean Drive West LLC, 0 & 367 Ocean Drive West, Stamford, CT

Dear Mr. Lunney:

At its regular meeting held on Monday, September 12, 2022, the Zoning Board reviewed and UNANIMOUSLY APPROVED AS MODIFIED the application for Coastal Site Plan Review to demolish existing dwelling and construct a new dwelling, driveway, pool, patios along with associated site and drainage improvements with conditions prepared by EPB Staff stated below and conditions prepared by Engineering Staff dated January 10, 2022 and additional comments in an email dated May 9, 2022. Property is located within the CAM boundary.

- 1) Work shall conform to the following plans and correspondence:
 - a) 'Site Development Plan,' 'Site Grading Plan,' 'Site Utility Plan,' 'Sediment & Erosion Control Plan,' 'Details,' 'Details,' and 'Cross Sections' SE-1–SE-4 & SE-6–SE-8, for Zero Ocean Drive West LLC, 367 Ocean Drive West, Stamford, CT by Teodoro Milone, PE 22563, Redniss & Mead, last revised March 17, 2022.
 - b) 'Notes & Soils Data,' SE-5, for Zero Ocean Drive West LLC, 367 Ocean Drive West, Stamford, CT by Teodoro Milone, PE 22563, Redniss & Mead, last revised June 22, 2022.
 - c) 'Zoning Location Survey depicting Proposed Improvements' for Zero Ocean Drive West LLC, 367 Ocean Drive West, Stamford, CT by Lawrence Posson, LS 18130, Redniss & Mead, dated March 17, 2022.
 - d) 'General notes and Wall Details Typical,' & 'Retaining Wall Plans and Wall Details,' for Lindsey Residence, 367 Ocean Drive Wests, Stamford, CT, Bruce Richardson, PE 14167, Devore Associates, last revised June 22, 2022.
 - e) 'Lindsey Residence' Sheets A-1 thru A-10, for Jay & Julie Lindsey, 367 Ocean Drive West, Stamford, CT by John Downs, ARI 4945, John L Downs, Architect, Planner, LLC, dated November 19, 2021.
 - f) 'Layout Plan,' 'Masonry Details,' & 'Overall Site Planting Plan' for Lindsey Residence, 367 Ocean Drive Wests, Stamford, CT, Diane Devore, LLA 658, Devore Associates, last revised March 17, 2022.
 - g) 'Site Engineering Report' for Zero Ocean Drive West LLC, 367 Ocean Drive West, Stamford, CT by Teodoro Milone, PE 22563, Redniss & Mead, last revised March 17, 2022.

- h) 'Statement of Consistency with Coastal Area Management Policies' for Zero Ocean Drive West LLC, 367 Ocean Drive West, Stamford, CT by, Redniss & Mead, dated November 19, 2021.
 - i) 'Flood Evacuation and Preparedness Plan,' for Lindsey Residence, 367 Ocean Drive West, Stamford, CT by, Redniss & Mead, dated November 19, 2021.
 - j) Correspondence from RACE Coastal Engineering, Project No 2021066, 367 Ocean Drive West, Stamford, CT by Azure Dee Sleicher PE 23744, dated November 19, 2021.
- 2) Final civil, architectural and other related plans shall be subject to the review and approval of EPB Staff prior to the start of any site activity and issuance of a building permit.
 - 3) Submission of a performance bond or certified check or other acceptable form of surety to secure the timely and proper performance of sediment and erosion/construction controls, tree protection, plantings, drainage, professional supervision and certifications. A detailed estimate of these costs shall be supplied to and approved by EPB staff prior to the submission of the performance surety. The performance surety shall be submitted to EPB Staff prior to the start of any site activity and issuance of a building permit.
 - 4) Work areas shall be staked in the field by a Connecticut surveyor prior to the start of any site activity.
 - 5) Prior to endorsement for the issuance of a Building Permit, final approval by the Engineering Bureau of all site grading and drainage mitigation plans.
 - 6) Prior to the start of any site activity and issuance of a building permit, the planting plan shall be updated to include proper care of the meadow, including when/how often to mow.
 - 7) All sediment and erosion control and construction controls shall be installed and approved in writing by EPB staff prior to the start of any site activity.
 - 8) All disturbed earth surfaces shall be stabilized with topsoil, seed and mulch, sod, landscaping, stone or other suitable alternatives prior to the issuance of a certificate of occupancy/completion and release of surety. This condition applies not only to disturbed earth surfaces slated for landscaping but also to areas under any exterior decks, stairs, space under the dwelling, drives, etc.
 - 9) Pavement areas shall be swept on a regular basis to limit offsite impacts.
 - 10) All drainage and other engineered elements shall be completed under the supervision of a Connecticut registered professional engineer and land surveyor with an improvement location survey (surveyor) and written certifications (engineer) submitted to EPB Staff prior to the release of surety and signature authorizing the issuance of a certificate of occupancy.

- 11) All landscaping shall be implemented under the supervision of a qualified landscape professional and certified as completed (signed/lettered) prior to the issuance of a certificate of occupancy/completion and return of surety.
- 12) Prior to the release of surety and signature authorizing the issuance of a certificate of occupancy, the applicant shall execute a standard City of Stamford Drainage Maintenance Agreement on the Stamford Land Records.
- 13) All floodproofing shall be conducted under the supervision of a professional engineer or architect registered in the State of Connecticut. Prior to the release of surety and issuance of a certificate of occupancy/completion, a Connecticut Engineer Architect shall provide written correspondence certifying (signed/sealed) that the pertinent structures/facilities have been constructed in accordance with the provisions of Section 15B of the Zoning Regulations ("Flood Prone Area Regulations"), and are capable of withstanding the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood.
- 14) Prior to the release of surety and issuance of a certificate of occupancy/completion, a Connecticut registered professional land surveyor shall:
 - Certify (signed and sealed improvement location survey) the final location/elevation of pertinent structures and features including the top of the first floor living space, flood vents elevated pool equipment pad, base of utilities/junctions, etc.
 - Complete a standard "National Flood Insurance Program Elevation Certificate."
- 15) Submittal of Standard Landscape and Drainage Maintenance Agreements shall be required for all landscaping and drainage features prior to endorsement for a Certificate of Occupancy and return of surety.
- 16) Prior to the release of surety and issuance of a certificate of occupancy/completion, the applicant shall file a notice on the Stamford Land Records disclosing the following information:
 - The subject property lies within a known flood hazard area described as Zone AE, with a projected base flood elevation of 14 feet NAVD-88, and VE, with a projected base flood elevation of 15 feet NAVD-88, as depicted on Flood Insurance Rate Map 09001C0519G, dated July 8, 2013.

- A coastal site plan review (0 & 367 Ocean Drive West, CSPR-1125, Lindsey, *insert issuance date*) has been issued by the Zoning Board of the City of Stamford to allow for construct a single family residence meeting FEMA standards, pool, driveway, patios, drainage, and related facilities on a residential property known to support coastal resources identified as Beaches and Dunes, Coastal Flood Hazard Areas, Developed Shorefront, Modified Escarpments, Coastal Waters, General Resource.
- References to the final flood preparedness plan.

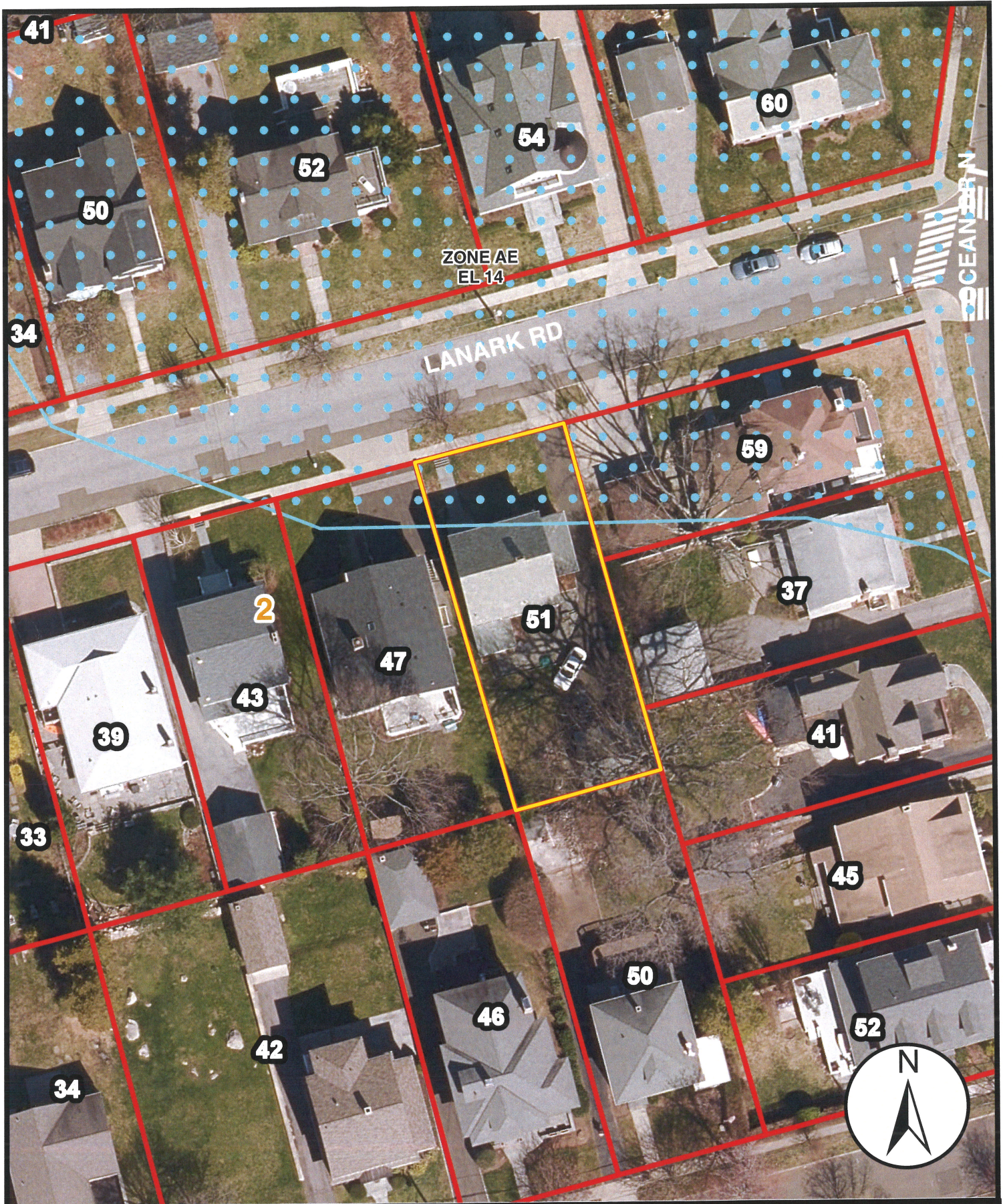
17) In-ground fuel oil storage tanks are prohibited.

You may certify that this application has been reviewed and approved in accordance with the requirements of the Coastal Management Act and a zoning permit and a building permit may be issued.

Sincerely,

Vineeta Mathur
Principal Planner

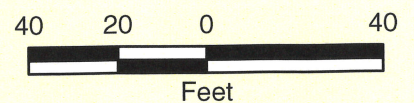
cc: Ted Milone with Redniss & Mead (applicant's representative), EPB; Building Dept.



ZBA Application #008-23
51 Lanark Road

Date: 2/8/2023

1 inch = 42 feet

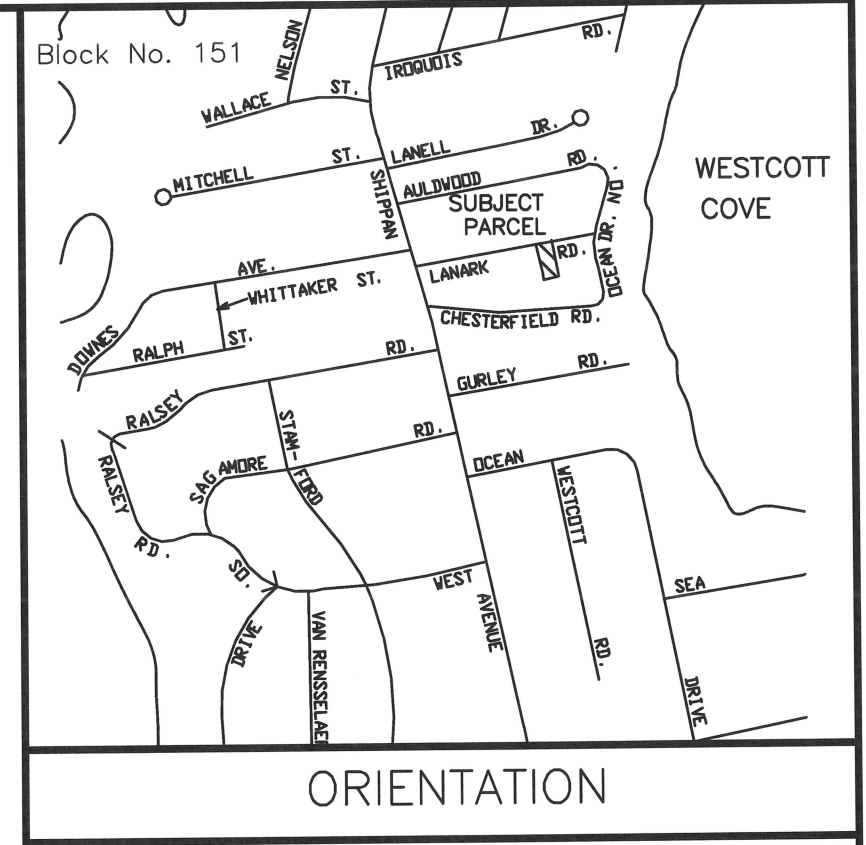


R-7 1/2 ZONE

R-7 1/2 ZONE BUILDING SETBACK REQUIREMENTS

LEGEND

Stone Wall		Existing	
Concrete Wall			
Fence		X	
Catch Basin (In Curb)		Manhole	
Catch Basin (Flush)		Yard Drain	
Gas Box		Light Pole	
Water Box		Sign	
Monitoring Well		Clean Out	
Metal Cover		Hydrant	



ORIENTATION

LANARK ROAD (50' WIDE)

APPROX LIMIT OF MODERATE WAVE ACTION AS SCALED FROM FEMA MAP, (SEE NOTE 4)

- Front Street Line Setback..... 30'
 - Center Line Of Street Setback..... 55'
 - Rear Yard Setback..... 30'
 - Side Yard Setback..... 6' W/ Total Of... 12'
 - Max. Building Coverage.....25% Of Lot Area
- Zoning Information Is Subject To The Review And Approval By The Appropriate Governing Authority
- Property Lines Not Staked By Contractual Agreement
Soil Types Not Delineated By Contractual Agreement

PLOT PLAN PREPARED FOR

JAMIE C & GARY M SHANNON 51 LANARK ROAD STAMFORD, CONNECTICUT



Notes:

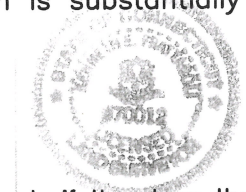
- Underground utility, structure and facility locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parol testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to Edward J. Frattaroli, Inc. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction.
- The contractor shall notify all public utility companies by calling Call-Before-You-Dig at 1-800-922-4455 at least 72 hours prior to crossing their lines.
- Property is Subject to utility easements or Private Agreements if any, in addition to those Depicted, Noted and or referenced on this Map. Reference is hereby made to all notes on Recorded Documents hereon referenced that pertain to this parcel. No abstract of title Provided. Refer to Vol. 11548 P. 358 S.L.R.
- Elevations Based on NAVD-88 Datum. Portion of Subject Property Lies in Zone "AE" (E1 14) Areas Designated to be impacted by Flooding and the balance in Zone "X" Properties determined to be outside the 0.2% annual flood plain. Refer to FEMA FIRM Fairfield County, City of Stamford Community # 09001C0517G Panel # 517 of 626 Effective Date July 8, 2013. FEMA FLOOD ELEVATION 14
- SIZE AND LOCATION OF PROPOSED DEVELOPMENT PROVIDED BY OTHERS. IT IS SUBJECT TO THE REVIEW AND APPROVAL BY THE APPROPRIATE GOVERNING AUTHORITIES

This survey and map has been prepared in accordance with Section 20-300b-1 thru 20-300b-20 of the Regulation of Connecticut State Agencies-"Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a "ZONING LOCATION SURVEY" based on a "DEPENDENT RESURVEY" conforming to horizontal Accuracy Class "A-2" and intended to be used for Compliance and Noncompliance with Existing Requirements. To my knowledge and belief this plan is substantially correct as noted hereon.

Refer To:
Lot No. 80 Map No. 423 S.L.R.
Lot Area = 6,250 SQ. FT. (Fig)
Existing Dwelling, Proposed 2nd Story Addition and Garage Covers 21.4% of Lot Area. (Exclusive of 300 sq ft of garage as per Accessory Structure definition defined in CSZR and Roof Only)

REVISED JULY 8, 2022 FEMA LINE UPDATED as per EPB Request

This Document and Copies Thereof are Valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null and void.



BY *Edward J. Frattaroli*

FOR: EDWARD J. FRATTAROLI, INC.
Land Surveyors • Engineers • Land Planners

STAMFORD, CONNECTICUT MAY 26, 2022

N/F JEFFREY P CONDLIN
47 LANARK ROAD

N/F CHRISTOPHER E CONETTA
50 CHESTERFIELD ROAD

N/F DAVID M STEINBERG ET AL
41 OCEAN DRIVE NORTH

N/F MARLENE A VOLPINTESTA
37 OCEAN DRIVE NORTH

N/F RAHIM SHAMASH ET AL
59 LANARK ROAD

1.2'

19149(008)51 LANARK

#008-23

