

**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:

115 OCEAN DRIVE WEST 06902

street zip code

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

Block: 25 Zone: R-20 Sewered Property yes no

Is the structure 50 years or older yes No

Corner Lots Only: Intersecting Street: _____
Within 500 feet of another municipality: No Yes Town of _____

3. Owner of Property: SUZANNE & THOMAS CINGARI

Address of Owner: 197 STAMFORD AVENUE, STAMFORD, CT Zip 06902

Applicant Name: RYAN SALVATORE, AIA

Address of Applicant: 815 BOSTON POST ROAD, DARIEN, CONNECTICUT Zip 06820

Agent Name: RYAN SALVATORE, AIA

Address of Agent: 815 BOSTON POST ROAD, DARIEN, CONNECTICUT Zip 06820

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

Telephone # of Agent (203) 326-1320 **Telephone # of Owner** (203) 984-7376

(CONTACT IS MADE WITH AGENT, IF ONE)

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

SINGLE-FAMILY HOUSE (UNDER CONSTRUCTION; IN-GROUND POOL (TO BE CONSTRUCTED);

CONCRETE & WOOD PIER DOCK

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

SINGLE-FAMILY RESIDENTIAL WITH ATTENDENT ACCESSORY STRUCTURES

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):

Table III, Appendix B: Schedule of Requirements for Area, Height & Bulk of Buildings
Front Yard Setback of 23.3' in lieu of 40'-0" required
Street Centerline Setback of 47.3' in lieu of 65'-0" required

Section 3 (B) - Definition of "Accessory Structure"
Request to locate an Accessory Structure in a front yard
Request to construct an Accessory Structure of 21'-2 1/2 tall in lieu of the 15'-0" maximum permitted height

Section 3 (B) - Definition of "Accessory Structure"
Request to construct an Accessory Structure that is two-stories in lieu of the maximum one-story permitted.

DO NOT WRITE ON BACK OF PAGE

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, NON-CONFORMING BUILDING IS DILAPIDATED TO THE POINT THAT IT IS MUCH MORE EFFICIENT TO REPLACE IT WITH A NEW BUILDING OF EXACTLY THE SAME VOLUME AND LOCATION THAN TO RE-CONSTRUCT IT IN-PLACE. THE REQUESTED VARIANCES ARE ALL ASSOCIATED WITH CONSTRUCTION OF TWO NEW DORMERS, WHICH WILL DRAMATICALLY IMPROVE THE APPEARANCE OF THE BUILDING AND MAKE IT MORE HARMONIOUS WITH THE STREETScape. THE BUILDING COULD BE REPLACED AS-IS WITHOUT THE REQUIREMENT FOR THESE VARIANCES, BUT DOING SO WOULD NOT BE IN THE BEST INTERESTS OF THE STREETScape.

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

THE REQUESTED VARIANCES ARE ALL A FUNCTION OF REPLACING AN EXISTING, NON-CONFORMING ACCESSORY STRUCTURE IN THE SAME EXACT SPOT. GIVEN THE INTENT TO REPLACE THE BUILDING IN EXACTLY THE SAME LOCATION AND IN THE SAME VOLUME, THEY THEREFORE REPRESENT THE MINIMUM NECESSARY TO AFFORD RELIEF.

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

THE EXISTING BUILDING HAS BEEN ON THE SITE FOR A MINIMUM OF 75 YEARS AND NEGLECTED MORE RECENTLY. THE NEW BUILDING WILL BE FINISHED IN A SUPERIOR WAY AND ENHANCE THE NEIGHBORHOOD.

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

Byron S. Stone

Signature of: Agent Applicant Owner

Date Filed: 5/30/2023

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

**BURR
SALVATORE
ARCHITECTS**

SECOND BEACH

115 Ocean Drive West
Stamford, Connecticut
BSA Project No. 20-006

VARIANCE NARRATIVE SUPPLEMENT

May 30, 2023

I. Site Details

The site is just over one-acre, located on the West side of Ocean Drive West and directly abutting Stamford Harbor. It is encumbered by sewer easements in favor of the City of Stamford along its Northern and Western borders, and certain view easements in favor of its northerly neighbor. Work that would be permitted in connection with the requested variances does not occur within any encumbered areas.

While portions of the site are flood hazard zones, the subject structure is not located in a flood hazard zone.

II. Site Background

Until December, 2021, the site was improved with a single-family residence (Principal Building), in-ground pool and a detached garage. In December, 2021, the Principal Building and pool were demolished to make way for a new single-family house and pool that are currently under-construction. The existing detached garage was not demolished with the intent that it would be preserved during and after construction of the other referenced improvements.

The single-family house and pool that are currently under construction were reviewed by the Zoning Board as Coastal Site Plan Review 1118. At the time of submission of that application, the intent was to simply replace existing siding and roofing on the accessory building, activities permitted as-of-right. Construction of the main house is currently underway, under building permit no. B-22-624.

III. Existing Building Conditions

As construction activity on the new main house began and contractors began to spend more time on the site, the general contractor noticed that the existing foundation at the accessory building had, over time, deteriorated significantly. It is our collective opinion that the foundation requires a comprehensive replacement.

Zoning Enforcement staff has confirmed that the existing building could be replaced as-of-right provided it were done without any impact on the volume or location of the superstructure. In an effort to improve the streetscape and the architectural appeal of the building, new dormers have been proposed along the East and West sides of the roof. Absent those dormer, no variance would be required.

IV. Variances Requested

- A. Table III, Appendix B: Schedule of Requirements for Area, Height & Bulk of Building - Front Yard Setback of 23.3' in lieu of 40'-0" required;

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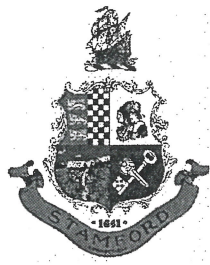
- B. Table III, Appendix B: Schedule of Requirements for Area, Height & Bulk of Building - Front Yard Setback of 47.3' in lieu of 65'-0" required;
- C. Section 3 (B) – Definition of “Accessory Structure” – Request to construct an Accessory Structure in a Front Yard;
- D. Section 3 (B) – Definition of “Accessory Structure” – Request to construct an Accessory Structure with a height of 22'-1 1/2" in lieu of the 15'-0" maximum height;
- E. Section 3 (B) – Definition of “Accessory Structure” – Request to construct an Accessory Structure that is two stories in lieu of the maximum one-story permitted.

V. Narrative

The proposed, new 480-square-foot Accessory Structure is in the same location and is the same volume and height as the existing building, except for the proposed addition of a dormer to the East and West elevations, and a 5" projected bay along the West side. If those changes were not proposed, a variance would not be required.

The first four of the requested variances (A, B, C, and D, above) are all the result of the proposed added dormers. The dormers are inspired by dormers on a well-known house, Naumkeag, designed by famed architects McKim, Mead & White. The dormers are proposed exclusively for the purpose of improving the exterior appearance of the building by breaking down the expanse of roof, which is steep and therefore rather large. Taking such action should help this Accessory Structure be more architecturally appealing and also more consistent with other Accessory Structures located in Front Yards along Ocean Drive West.

The final variance requested—E, above—to construction an Accessory Structure of two stories rather than the one-story permitted is really more a function of using the building more effectively. Given the steep roof pitch and the relatively tall height at which point the roof eave strikes the wall, there is a lot of “attic” space that this application aspires to convert to a sleeping loft. This interior adjustment has no impact on the volume of the building.




**CITY OF STAMFORD
ZONING BOARD OF APPEALS
APPLICATION PACKET**

Board Members
Joseph Pigott, Chair
Claire Friedlander
Lauren Jacobson
George Dallas

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:  Date: 5/31/2023

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: _____ Date: _____

CAM Review by: Zoning Board ZBA _____

APPLICATION FOR COASTAL SITE PLAN REVIEW

(Please print or type)

PROJECT LOCATION: 115 Ocean Drive West, Stamford, Connecticut

PROPERTY OWNER: Suzanne & Thomas Cingari

APPLICANT NAME: Ryan Salvatore, Burr Salvatore Architects, PLLC

ADDRESS: 815 Post Road, Darien, Connecticut 06820

PHONE: () (203) 655-0303

CONTACT FOR QUESTIONS: Ryan Salvatore

ACREAGE OF PROJECT PARCEL: 45,395 SF

SQUARE FEET OF PROPOSED BUILDING: 475 SF +/-

ZONING DISTRICT OF PROJECT PARCEL: R-20

PROJECT DESCRIPTION: DEMOLISH EXISTING ACCESORY STRUCTURE; RECONSTRUCT NEW
ACCESSORY STRUCTURE IN EXACTLY THE SAME LOCATION.

Coastal resources on which the project is located or which will be affected by the project: (See "Index of Policies" Planning Report 30)

Coastal policies affected by the project: (See "Index of Policies" Planning Report 30)

- a. bluffs or escarpments
- b. rocky shorefront
- c. beaches and dunes
- d. intertidal flats
- e. tidal wetlands
- f. freshwater wetlands
- g. estuarine embayments
- h. coastal flood hazard areas
- i. Coastal erosion hazard area
- j. developed shorefront
- k. islands
- l. coastal waters
- m. shorelands
- n. shellfish concentration areas
- o. general resource
- p. air resources

- a. water dependent uses
- b. ports and harbors
- c. coastal structures & filing
- d. dredging & navigation
- e. boating
- f. fisheries
- g. coastal recreation access
- h. sewer & water lines
- i. energy facilities
- j. fuel, chemicals & hazardous materials
- k. transportation
- l. solid waste
- m. dams, dikes & reservoirs
- n. shellfish concentration
- o. general development
- p. open space

If the project is adjacent to coastal waters, is the project water dependent? (See C.G.S. sec. 22a-93)

Yes No Not Applicable

The site is adjacent to coastal water but the proposed building is not.

If yes, in what manner?

- Docks, piers, etc.
- Industrial process or cooling waters
- General public access
- Other, please specify: _____

What possible adverse or beneficial impacts may occur as a result of the project?

(Attach additional sheet if necessary)

This project proposes replacement of an existing, rather decrepit building with a new one in its same footprint. There are no adverse impacts expected, and construction of the project will enhance the neighborhood. It is proposed to be finished with materials consistent with the long-time tradition of shingle-style, seaside architecture.

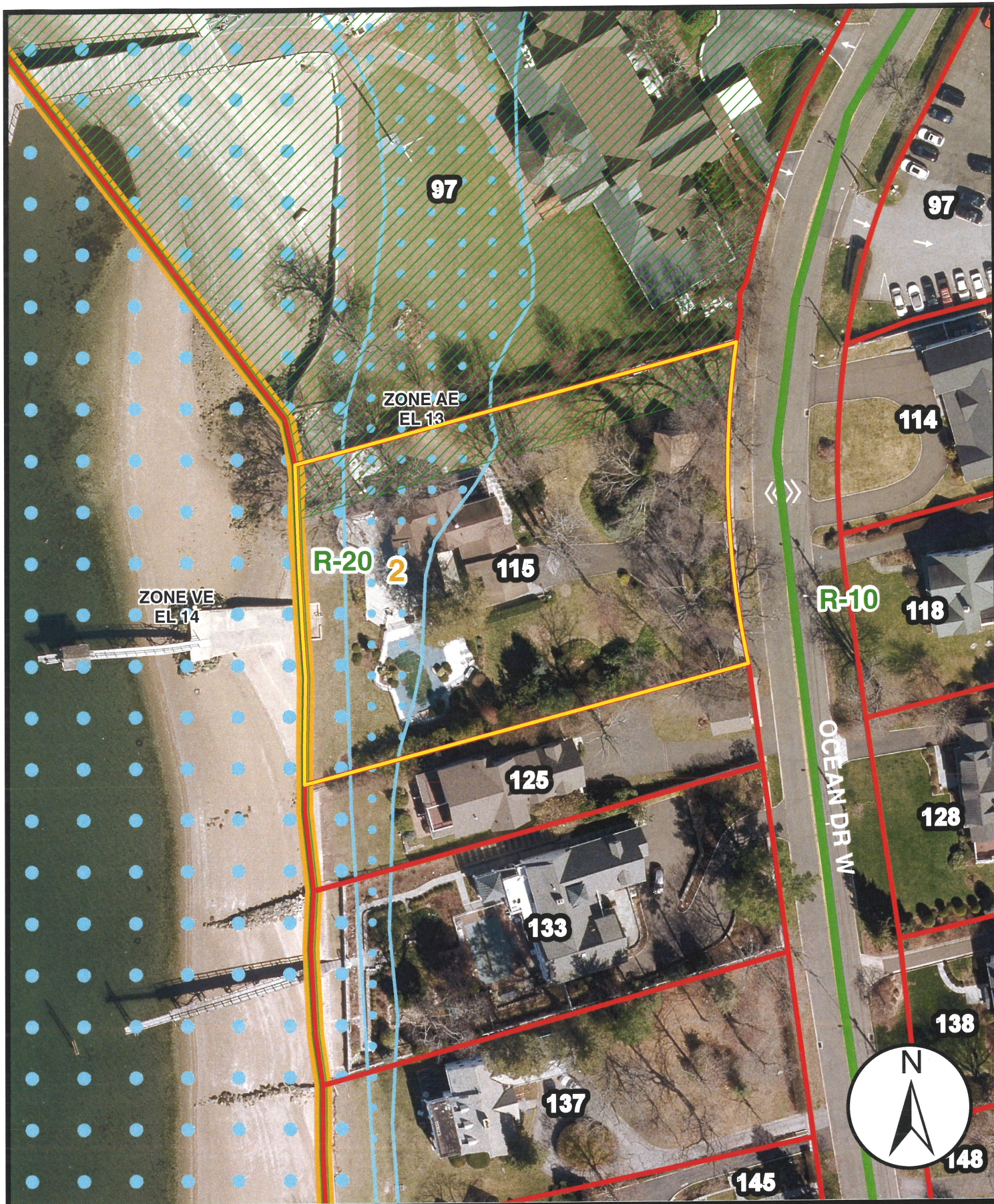
How is the proposal consistent with all applicable goals and policies of the CAM Act?

The new building is proposed within the footprint of an existing building, and therefore limits development of any undeveloped areas. Moreover, the existing site will be completely re-landscaped with an interest in several native plant species.

What measures are being taken to mitigate adverse impacts and eliminate inconsistencies with the CAM Act? (Attach additional sheet if necessary)

If the variance is approved, the site engineer will prepare documents that provide direction on the control of run-off during construction. Moreover, the property owners have submitted an extensive landscape plan (in connection with CSPR 1118).

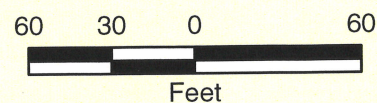
Applicant Signature: Ryan Salvatore



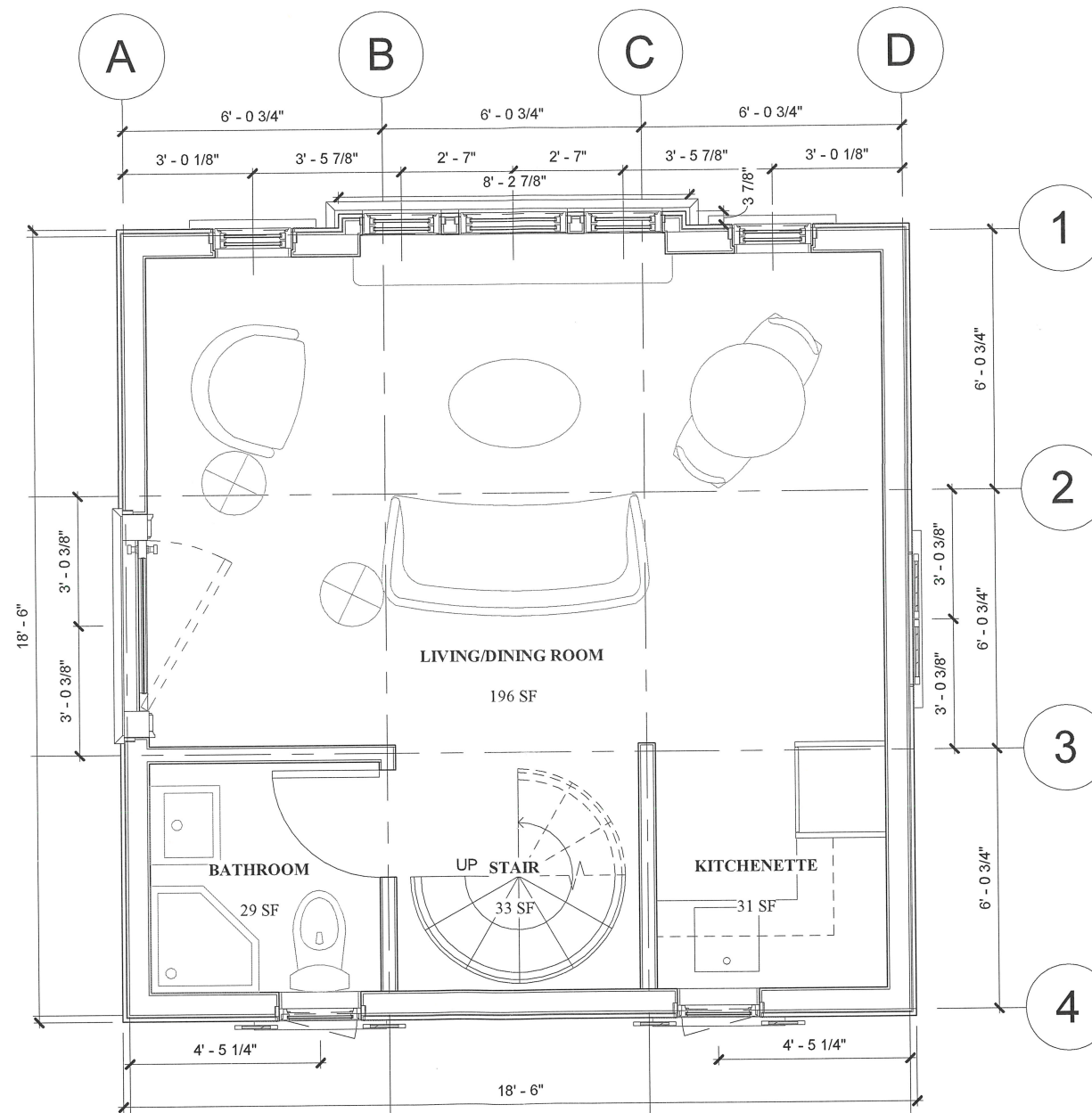
ZBA Application #023-23
115 Ocean Drive West

Date: 6/7/2023

1 inch = 67 feet



#023-23



SECOND BEACH
115 OCEAN DRIVE WEST
STAMFORD, CONNECTICUT

ACCESSORY BUILDING - GROUND FLOOR PLAN

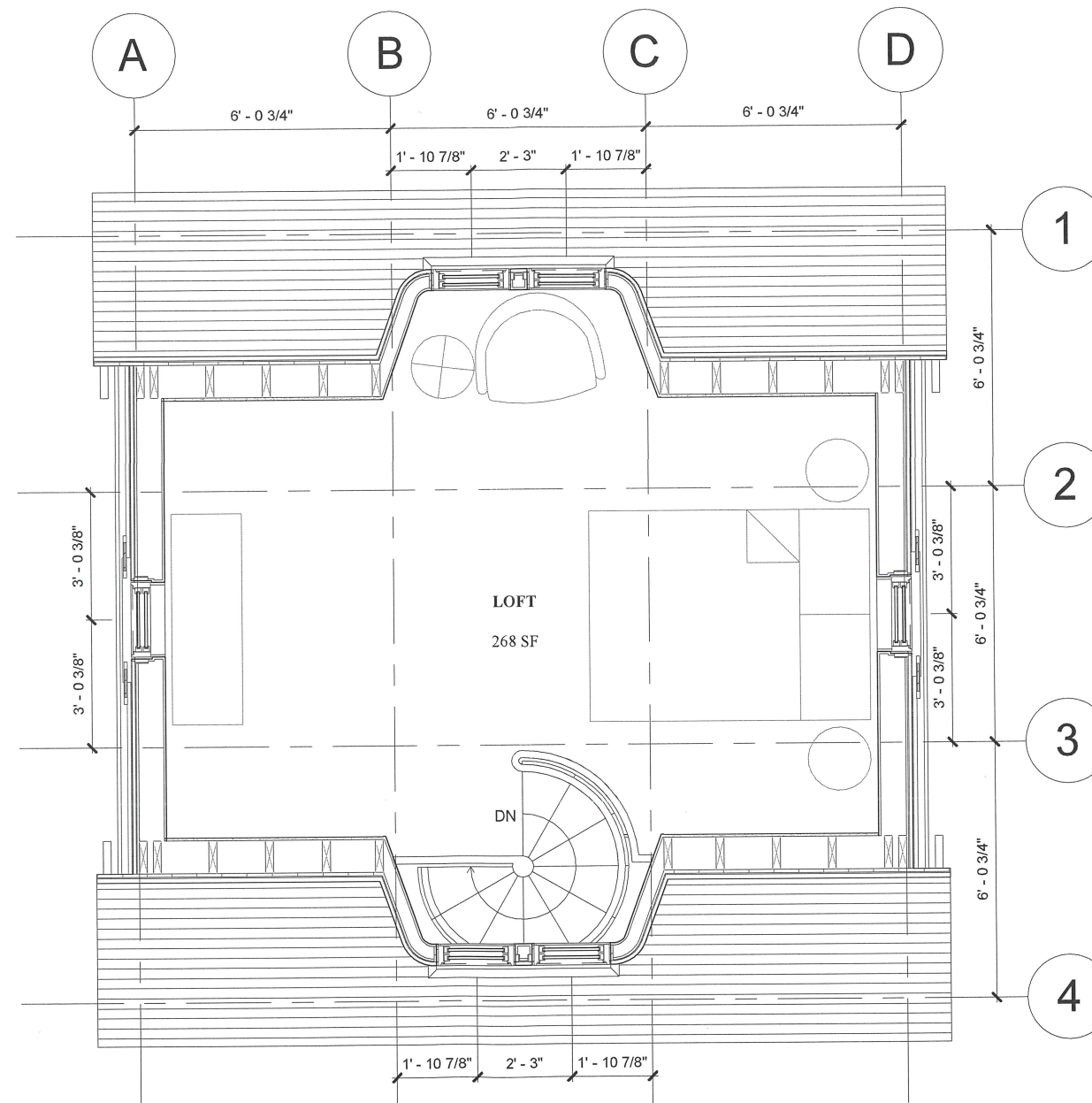
SCALE: 1/4" = 1'-0"
MAY 30, 2023

BURR SALVATORE ARCHITECTS
815 BOSTON POST ROAD
DARIEN, CONNECTICUT

CHECKED BY:

PREPARED BY:

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SECOND BEACH
 115 OCEAN DRIVE WEST
 STAMFORD, CONNECTICUT

ACCESSORY BUILDING - LOFT PLAN

SCALE: 1/4" = 1'-0"

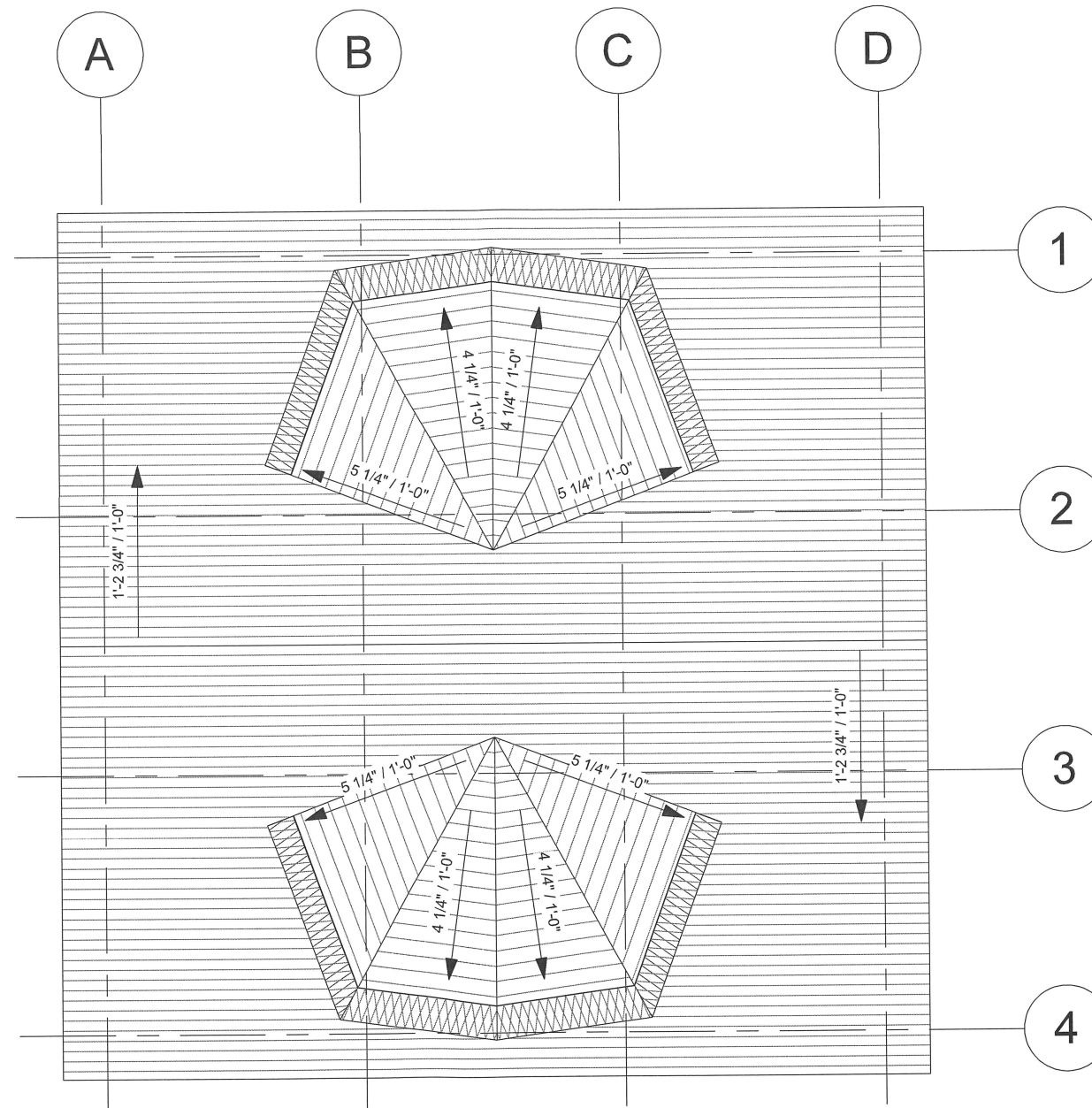
MAY 30, 2023

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SECOND BEACH
 115 OCEAN DRIVE WEST
 STAMFORD, CONNECTICUT

ACCESSORY BUILDING - ROOF PLAN

SCALE: 1/4" = 1'-0"

 MAY 30, 2023

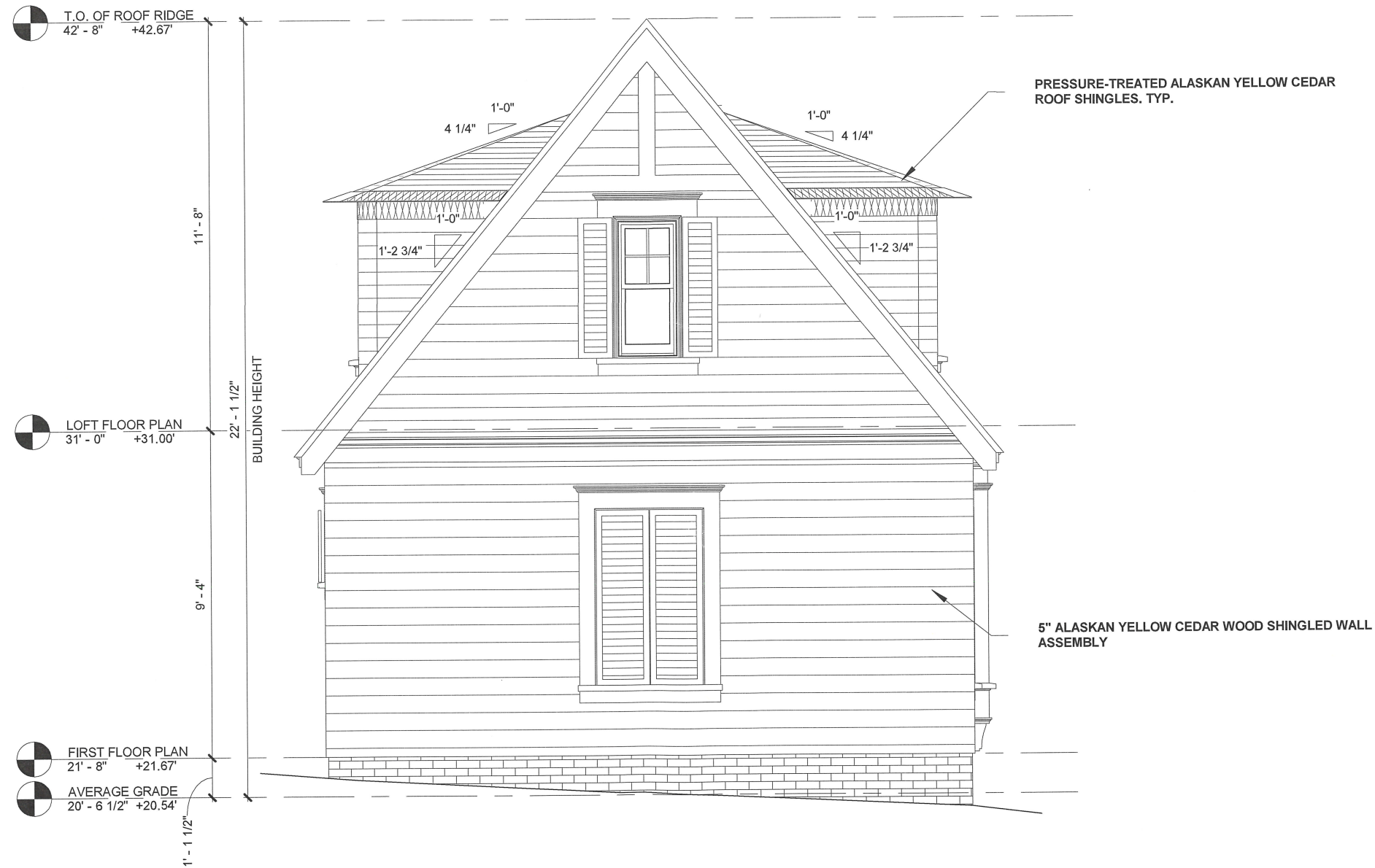
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T.O. OF ROOF RIDGE
42' - 8" +42.67'

LOFT FLOOR PLAN
31' - 0" +31.00'

FIRST FLOOR PLAN
21' - 8" +21.67'

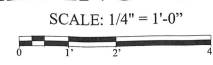
AVERAGE GRADE
20' - 6 1/2" +20.54'



PRESSURE-TREATED ALASKAN YELLOW CEDAR
ROOF SHINGLES. TYP.

5" ALASKAN YELLOW CEDAR WOOD SHINGLED WALL
ASSEMBLY

ACCESSORY BUILDING - SOUTH ELEVATION



MAY 30, 2023

SECOND BEACH
115 OCEAN DRIVE WEST
STAMFORD, CONNECTICUT

BURR SALVATORE ARCHITECTS
815 BOSTON POST ROAD
DARIEN, CONNECTICUT

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T.O. OF ROOF RIDGE
42' - 8" +42.67'

LOFT FLOOR PLAN
31' - 0" +31.00'

FIRST FLOOR PLAN
21' - 8" +21.67'

AVERAGE GRADE
20' - 6 1/2" +20.54'



PRESSURE-TREATED ALASKAN YELLOW CEDAR
ROOF SHINGLES. TYP.

5" ALASKAN YELLOW CEDAR WOOD SHINGLED WALL
ASSEMBLY

T.O. OF ROOF RIDGE
42' - 8" +42.67'

LOFT FLOOR PLAN
31' - 0" +31.00'

FIRST FLOOR PLAN
21' - 8" +21.67'

AVERAGE GRADE
20' - 6 1/2" +20.54'



PRESSURE-TREATED ALASKAN YELLOW CEDAR
ROOF SHINGLES. TYP.

5" ALASKAN YELLOW CEDAR WOOD SHINGLED WALL
ASSEMBLY

SECOND BEACH
115 OCEAN DRIVE WEST
STAMFORD, CONNECTICUT

ACCESSORY BUILDING - WEST ELEVATION

SCALE: 1/4" = 1'-0"
0 1 2 4

MAY 30, 2023

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815 BOSTON POST ROAD
DARIEN, CONNECTICUT

CHECKED BY:

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EXISTING BUILDING FROM THE STREET - VIEW LOOKING WEST



EXISTING BUILDING FROM STREET - VIEW LOOKING SOUTHWEST



EXISTING BUILDING - VIEW LOOKING SOUTHWEST



EXISTING BUILDING - VIEW LOOKING EAST