

#024-23

Application # _____

Cofae
7/22CITY OF STAMFORD
ZONING BOARD OF APPEALSStamford Government Center
888 Washington Blvd.
P.O. Box 10152
Stamford, CT 06904-2152Telephone 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:

46 KENILWORTH DRIVE WEST 06902
 street zip code

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

Block: 150 Zone: R-10 Sewered Property ☒ yes () no

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

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

3. Owner of Property: HENDY G. UMLAAddress of Owner: 46 KENILWORTH DR. WEST, STAMFORD CT. Zip 06902Applicant Name: HENDY G. UMLAAddress of Applicant: 46 KENILWORTH DR. WEST, STAMFORD, CT. Zip 06902Agent Name: ANTHONY TOTILO, ARCHITECT.Address of Agent: 114 OLD N. STAMFORD RD., STAMFORD CT. Zip 06905

EMAIL ADDRESS: ANTHONY@TOTILOARCHITECTS.COM
 (Must be provided to receive comments from letters of referral)

Telephone # of Agent (203)-517-6586 Telephone # of Owner (561)-373-4150

(CONTACT IS MADE WITH AGENT, IF ONE)

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

SEE ATTACHED →

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

SEE ATTACHED →

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):

SEE ATTACHED →

DO NOT WRITE ON BACK OF PAGE

**ANTHONY TOTILO ARCHITECTS
AND ASSOCIATES**

VARIANCE APPLICATION:

Re: 46 KENILWORTH DRIVE WEST, STAMFORD, CT 06902 – UMLA RESIDENCE

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

SINGLE FAMILY RESIDENCE WITH ACCESSORY STORAGE SHED

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

- A. 1ST FLOOR ENTRY PORTICO / PORCH ADDITION OPEN ON ALL SIDES.
SIZE: 5'-6" X 19'-0"
- B. NEW 2ND FLOOR ADDITION ON EXISTING FOOTPRINT. SIZE: 27'-6" X 25'-9". INTERIOR FINISHED SPACE OF 660 SF TO INCLUDE MASTER BEDROOM / BATHROOM / LAUNDRY AND STORAGE WITH ACCESS TO 2ND FLOOR DECK WITH SIZE OF 5'-0" X 22'-9".
- C. 1ST FLOOR INTERIOR RENOVATIONS WITH STAIR ACCESS TO NEW 2ND FLOOR. PROPOSED KITCHEN / BATHROOM / MISC INTERIOR RENOVATIONS W/ ACCESS TO EXISTING CONCRETE TERRACE @ SOUTH SIDE.
- D. REMOVE REAR ACCESSORY STORAGE SHED AND REPLACE WITH NEW STORAGE SHED TO CONFORM TO PRESENT ZONING SETBACKS. SIZE TO BE 10'-0" X 14'-0", (MAX. 140 SF), FOOTPRINT AREA.

Variance(s) of the following section(s) of the Zoning Regulations is requested:

VARIANCE OF TABLE III APPENDIX B:

- 1. REQUESTING A REAR SETBACK OF 28.4' IN LIEU OF 30.0' TO 2ND STORY ADDITION
- 2. REQUESTING A REAR SETBACK OF 28.5' IN LIEU OF 30.0' TO 2ND STORY DECK

Variances 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:

EXISTING NON-CONFORMING SITE CONDITIONS DUE TO THE LOCATION OF THE EXISTING RESIDENCE WITHIN THE REAR YARD SETBACK PRIOR TO EXISTING ZONING REGULATIONS.

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

2ND STORY EXPANSION PROPOSED UP VERTICALLY ON THE EXISTING FOOTPRINT ONLY. THE PROPOSED ADDITION DOES NOT ENCROACH.

ANY FURTHER INTO THE REAR YARD SETBACK.

ADDITIONALLY, THE EXISTING SHED (ACCESSORY STRUCTURE) WILL BE REMOVED AND NEW ONE INSTALLED 10X14 TO CONFORM TO

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

THE PROPOSED ADDITION @ 2ND FLOOR AND FRONT ENTRY PORCH IS IN KEEPING WITH THE EXPANSION AND DEVELOPMENT OF OTHER HOMES IN 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



Signature of:

☒ Agent

☐ Applicant

☐ Owner

Date Filed:

7/24/23

ANTHONY TOTILLO, Architect.

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
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: _____

7/24/2023

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: _____

Robert E. Clavin

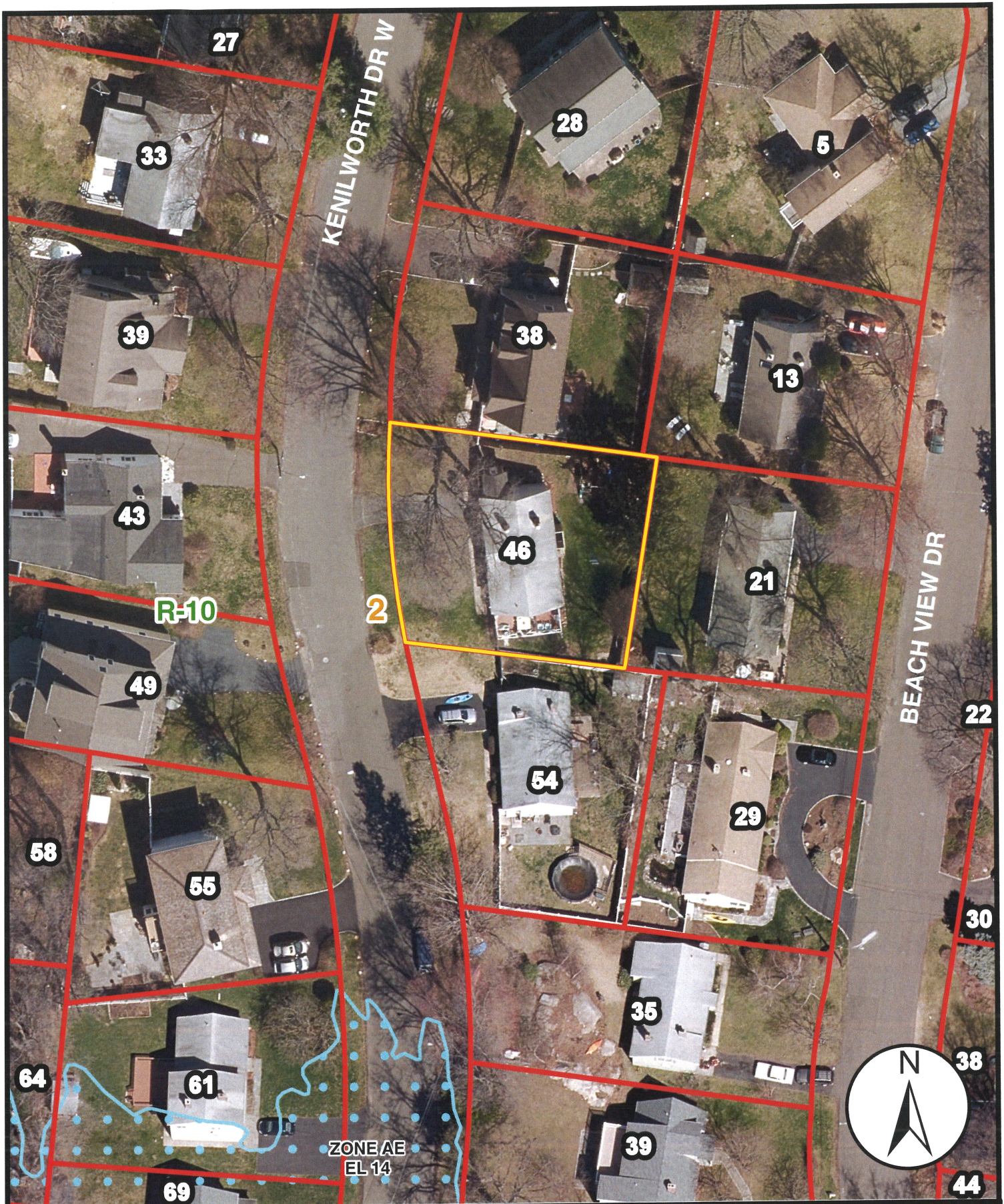
Date: 7/24/23

CAM Review by: Zoning Board

☐

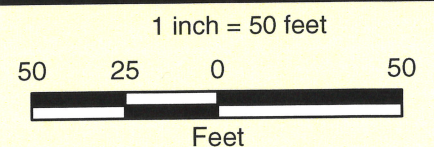
ZBA

☒



ZBA Application #024-23
46 Kenilworth Drive West

Date: 8/2/2023



APPLICATION FOR COASTAL SITE PLAN REVIEW

#024-23

(Please print or type)

PROJECT LOCATION: 46 KENILWORTH DRIVE - WEST

PROPERTY OWNER: HENDY G LIMUA

APPLICANT NAME: Anthony Totilo - Architect

ADDRESS: 114 Old North Stammers Rd., Stammers Ct. 06905

PHONE: (203) 517-6580

CONTACT FOR QUESTIONS: Anthony Totilo

ACREAGE OF PROJECT PARCEL: .203

SQUARE FEET OF PROPOSED BUILDING: _____

ZONING DISTRICT OF PROJECT PARCEL: R-10

PROJECT DESCRIPTION: 2ND FLOOR ADDITION ON EXISTING STRUCTURE (RANCHED HOUSE)
2ND FLOOR PLUS SIXTH APPROX ON SOUTH SIDE
OVER EXISTING CONC. PATIO.

Coastal resources on which the project is located or which will be 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

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

- ☐ 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

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)

None Anticipated

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

NO ADDITIONAL INCREASE IN WATER RUNOFF

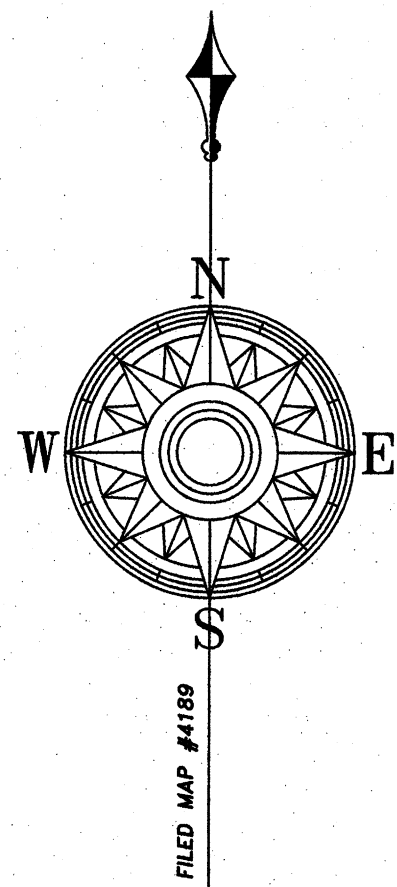
What measures are being taken to mitigate adverse impacts and eliminate inconsistencies with the CAM Act?

(Attach additional sheet if necessary) PROJECT WILL BE CONTAINED AS REVIEWED BY APPROPRIATE
SOILS & EROSION CONTROL
METHODS.
(NO MITIGATION IS REQUIRED)

Applicant Signature: _____



46 KENILWORTH DRIVE WEST
BLOCK No. 150
"R-10" ZONE



ALLOWABLE BUILDING COVERAGE - 20% or 1,766 Sq. Ft.
EXISTING BUILDING COVERAGE - 18.9% or 1,670 Sq. Ft. (INCLUDES: DWELLING, DECK, PATIO & SHED)
EXISTING COVERAGE TO BE REMOVED - 0.7% or 60 Sq. Ft. (EXISTING SHED)
PROPOSED BUILDING COVERAGE - 1.6% or 140 Sq. Ft. (PROPOSED SHED)
TOTAL BUILDING COVERAGE - 19.8% or 1,750 Sq. Ft.

CONSTRUCTION NOTES:

SOIL AND EROSION CONTROL MEASURES, (SILT FENCE, CONSTRUCTION ENTRANCE, etc.), ARE TO BE PROPERLY INSTALLED PRIOR TO THE START OF CONSTRUCTION, INSPECTED AND REPAIRED WEEKLY AND/OR DAILY AS WELL AS BEFORE AND AFTER STORM EVENTS AND MAINTAINED IN FUNCTIONAL CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.

ANTI-TRACKING PAD AND CONSTRUCTION ENTRANCE AREAS ARE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. I.e. (SWEEP DAILY, KEPT FREE FROM DEBRIS, etc.)

NO CONSTRUCTION, OR "WORK" SHALL BEGIN UNTIL ALL SOIL EROSION CONTROL MEASURES ARE IN PLACE AND FUNCTIONAL.

ALL DISTURBED AREAS ARE TO BE TOP SOILED, MULCHED AND SEEDED TO PROVIDE STABILITY UPON THE COMPLETION OF CONSTRUCTION.

PROPERTY SHOWN HEREON IS SERVICED BY TOWN WATER AND SANITARY SEWER SYSTEMS.

PROPERTY SHOWN HEREON LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. REFER TO FLOOD INSURANCE RATE MAP, F.I.R.M. MAP NUMBER 09001C0517G. MAP REVISED JULY 8, 2013.

SUBJECT TO ELECTRIC AND/OR TELEPHONE COMPANY EASEMENTS, IF ANY, FOR OVERHEAD AND/OR UNDERGROUND SERVICE.

SUBSTRUCTURES AND/OR THEIR ENCROACHMENTS BELOW GRADE, IF ANY, ARE NOT SHOWN.

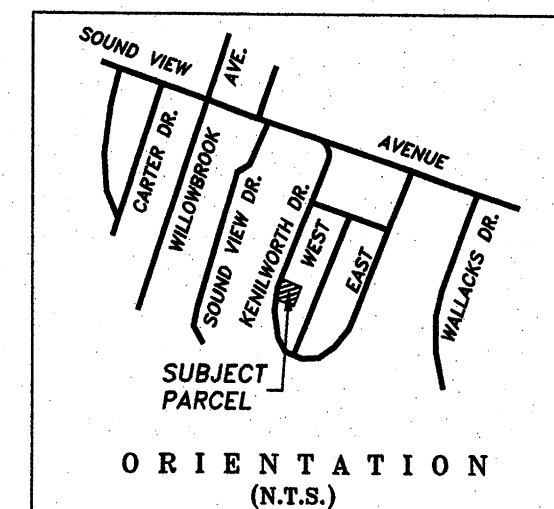
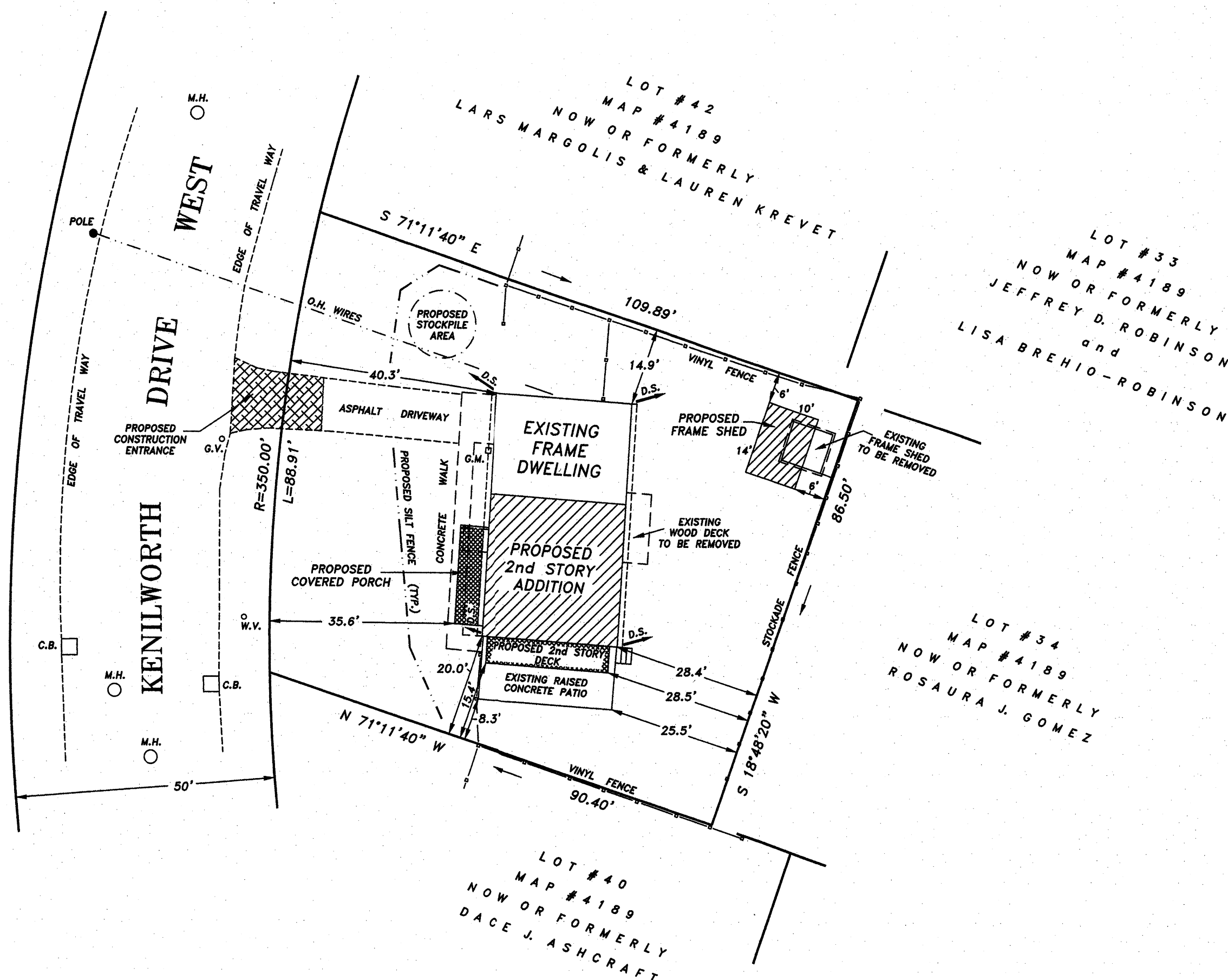
ALTERATIONS OF THIS MAP OTHER THAN BY A LICENSED LAND SURVEYOR IS ILLEGAL.

REFERENCE IS HEREBY MADE TO ALL NOTES ON SUBDIVISION MAP HEREON REFERENCED THAT PERTAIN TO THIS PARCEL.

REFERENCE IS HEREBY MADE TO LOT #41 AS SHOWN ON MAP #4189, ON FILE IN THE STAMFORD TOWN CLERKS' OFFICE.

THIS MAP IS NOT TO BE USED FOR CONVEYANCE PURPOSES.

NO ABSTRACT OF TITLE PROVIDED.



#024-23

ZONING LOCATION SURVEY

PREPARED FOR

WENDY G. UMLA
STAMFORD, CONNECTICUT

LOT #41

MAP #4189

AREA = 8,829 SQ. FT. or 0.203 Acres

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. ON SEPTEMBER 26, 1996.

THE TYPE OF SURVEY PERFORMED IS A ZONING LOCATION SURVEY.

BOUNDARY DETERMINATION IS BASED ON A DEPENDENT RESURVEY.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON, AND CONFORMS TO THE ACCURACY OF A CLASS "A-2" SURVEY.

ALL DECLARATIONS ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF THEY BEAR THE EMBOSSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

TOPOGRAPHY SHOWN HEREON IS TO CLASS "T-2" STANDARDS.

ELEVATION DATUM SHOWN HEREON IS N.A.V.D. 1988.

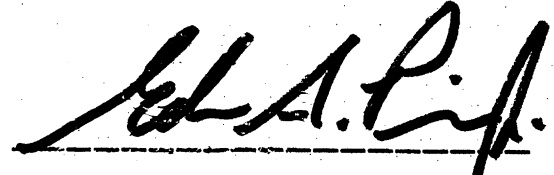
Edward A. Pirro, Jr.

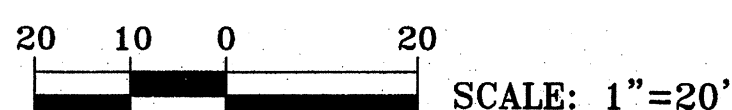
Professional Land Surveyor

203-470-3322

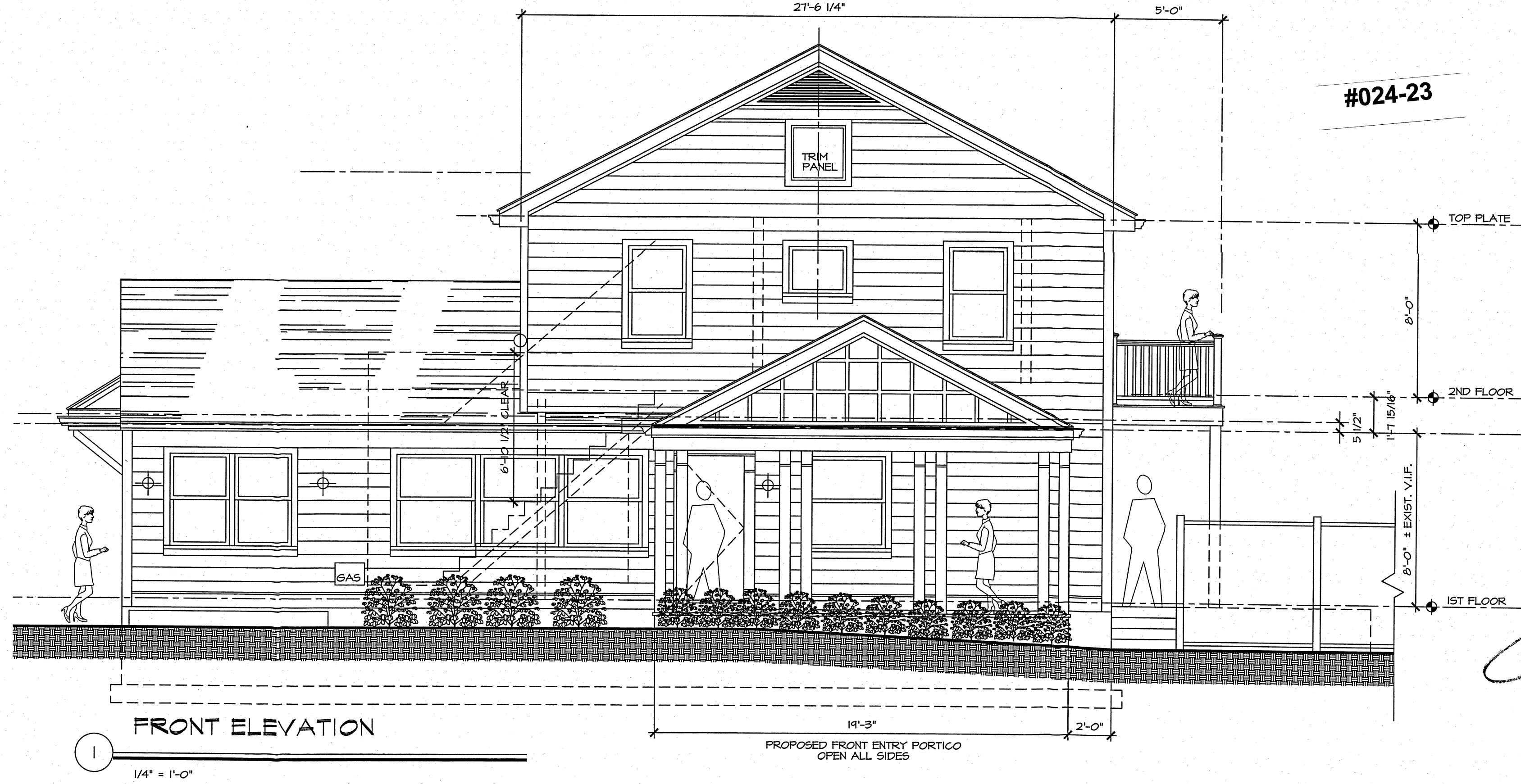
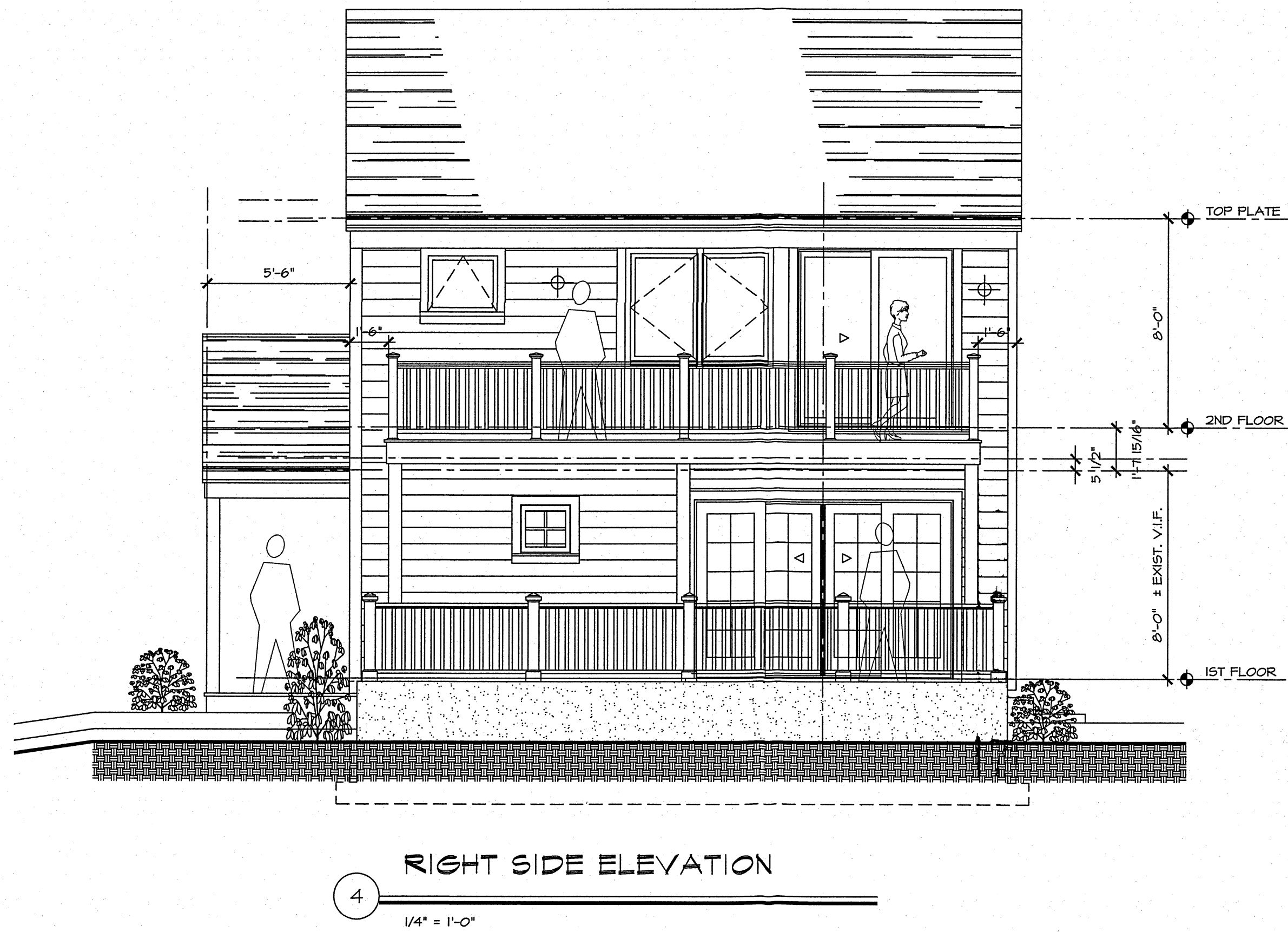
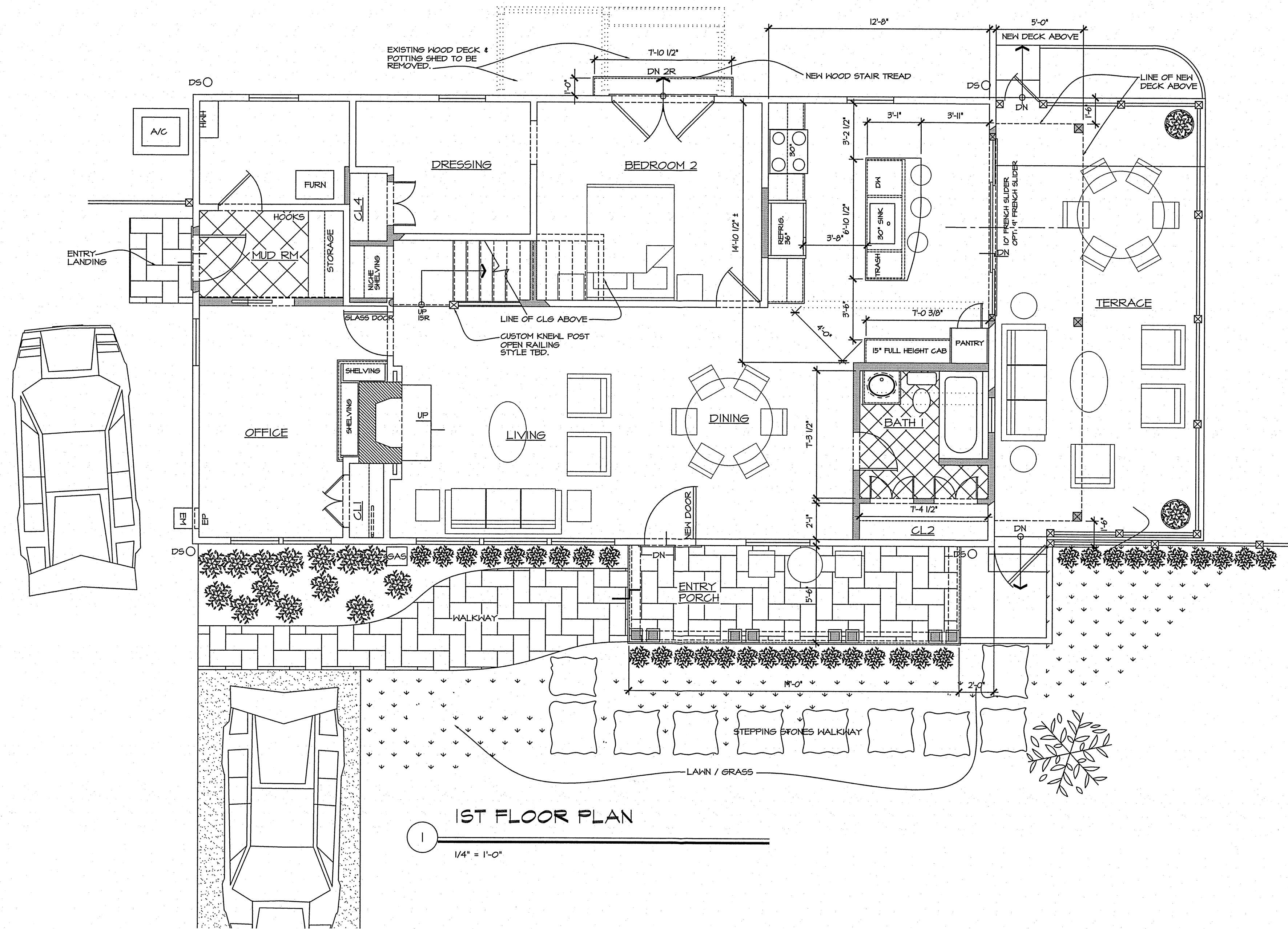
Survey Date: July 1, 2022

REVISED JUNE 5, 2023 - PROPOSED ADDITIONS ADDED

 L.S. #70035



VAR1.dwg VARIANCE APPLICATION - 0070623



UMLA RESIDENCE

ADDITION & RENOVATIONS

46 KENILWORTH DR. WEST
STAMFORD, CT

ANTHONY TOTILO ARCHITECTS
AND ASSOCIATES

Anthony Totilo, A.I.A.

43 Greenwood Avenue, Darien, CT 06820
(203) 517-6586

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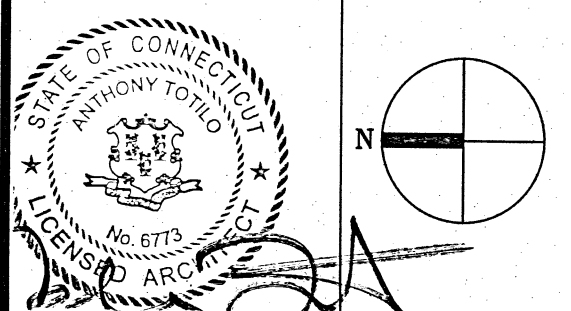
NOTES:

7	07.06.23	VARIANCE APPLICATION
6	05.27.23	REVISED DESIGN
5	05.03.23	REVISED ELEV. DESIGN
4	02.03.23	REVISED DESIGN
3	01.21.23	ADD SOUTH ELEV. DESIGN
2	01.20.23	PROPOSED DESIGN
1	12.15.22	EXISTING CONDITIONS
NO DATE		REVISIONS

SHEET TITLE:

1ST FLOOR PLAN

(PROPOSED)



DRAWN BY:	INC	PROJECT NO:
CHECKED BY:	TOT	SHEET NO:
DATE:	12.08.22	VAR1
SCALE:	AS NOTED	

UMLA
RESIDENCE

ADDITION &
RENOVATIONS

46 KENILWORTH DR. WEST
STAMFORD, CT

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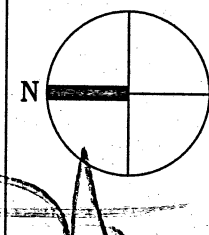
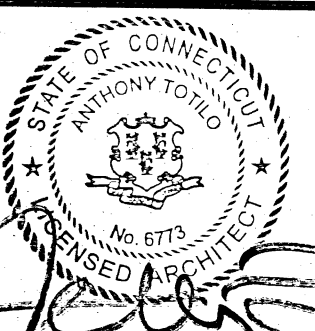
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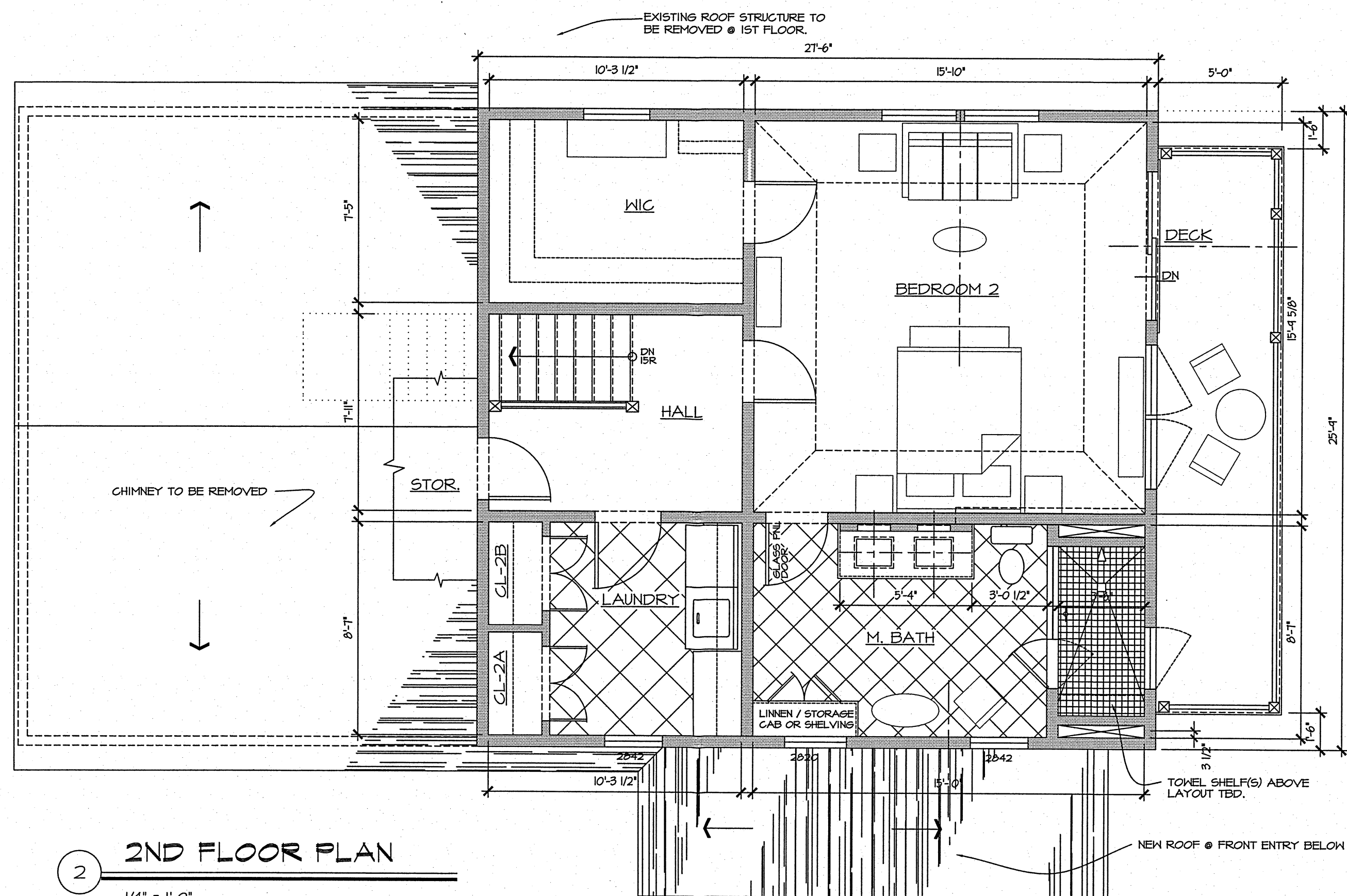
SHEET TITLE:

2ND FLOOR PLAN
ELEVATIONS
(PROPOSED)

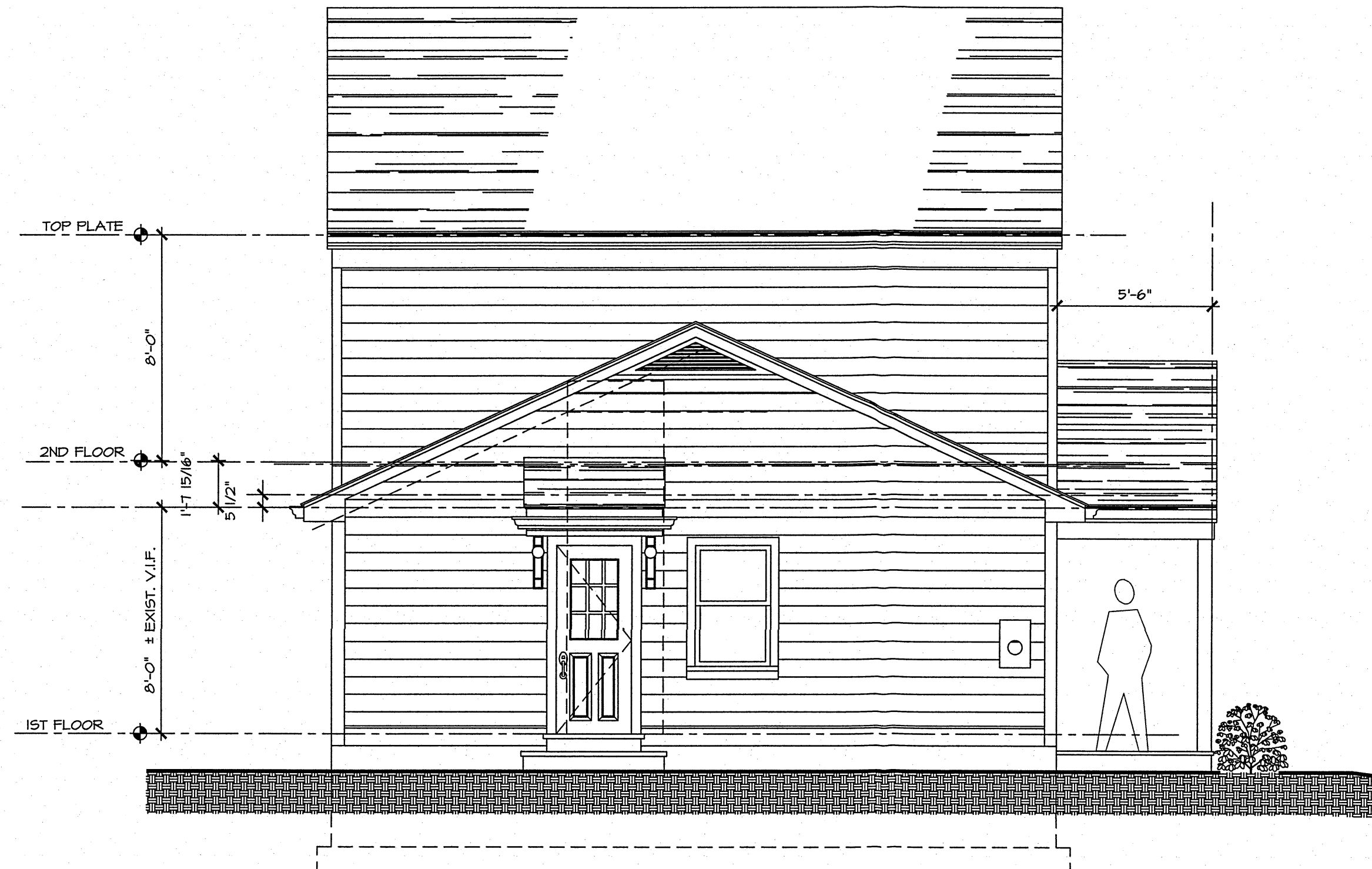


DRAWN BY:	TNC	PROJECT NO:	
CHECKED BY:	TOT	SHEET NO:	
DATE:	12.08.22		
SCALE:	AS NOTED		

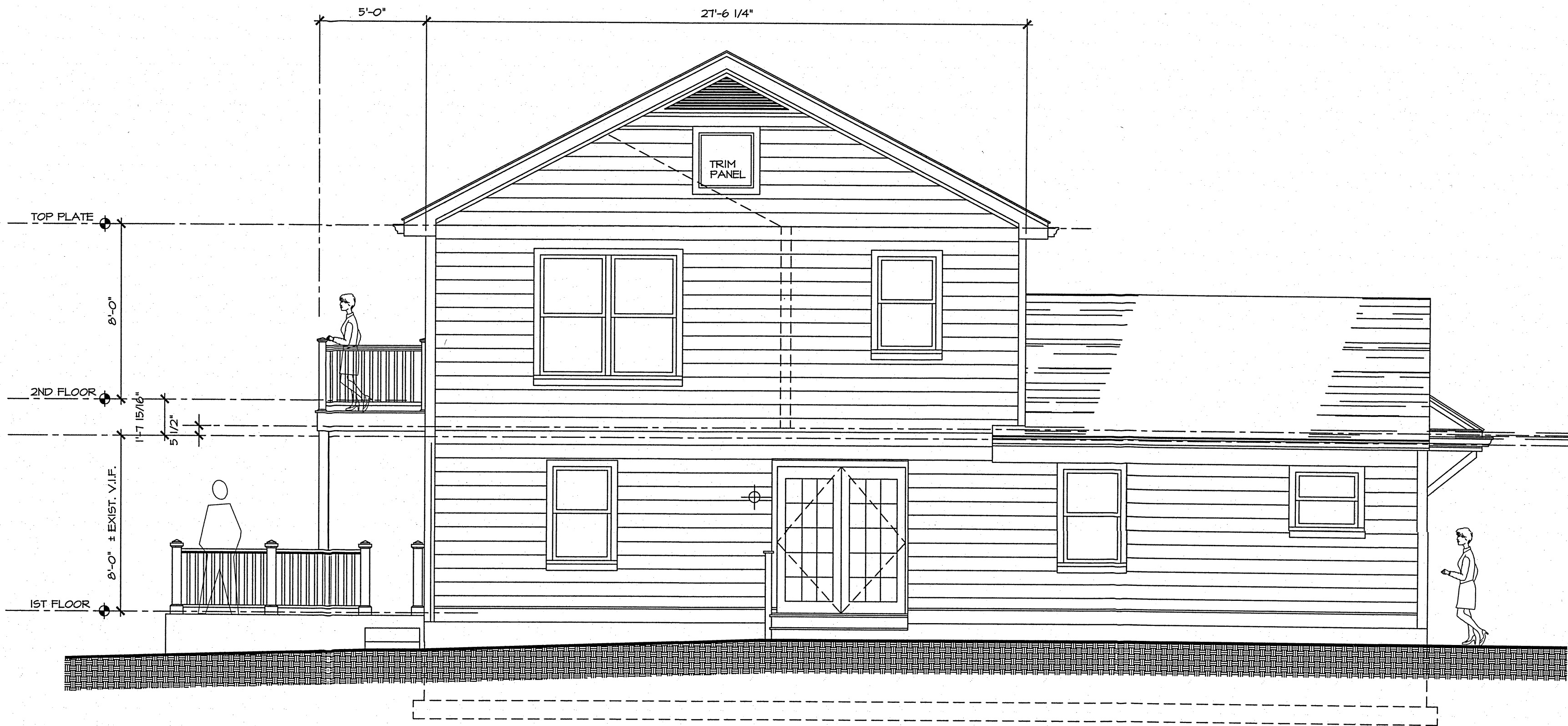
VAR2



2 2ND FLOOR PLAN
1/4" = 1'-0"



3 LEFT SIDE ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"

VAR2.dwg VARIANCE APPLICATION - 070623

UMLA
RESIDENCE

ADDITION &
RENOVATIONS

46 KENILWORTH DR. WEST
STAMFORD, CT

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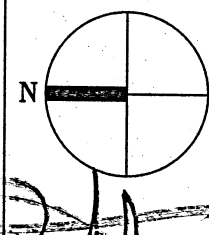
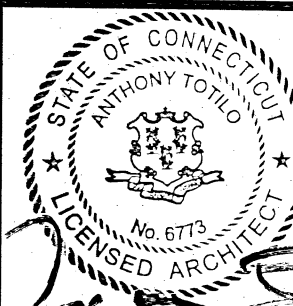
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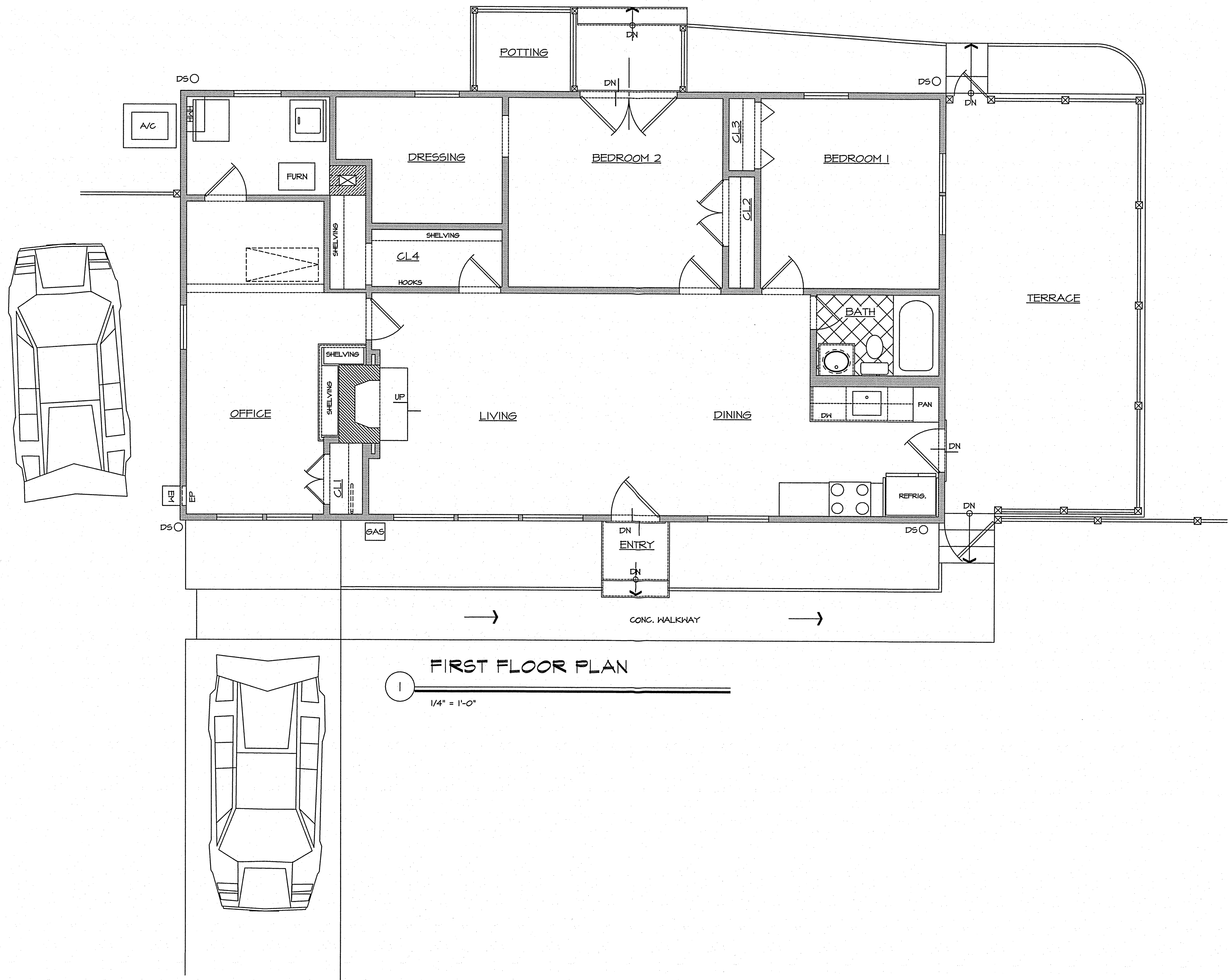
SHEET TITLE:

1ST FLOOR PLAN
(EXISTING)



DRAWN BY: TNC PROJECT NO:
CHECKED BY: TOT SHEET NO:
DATE: 12.08.22
SCALE: AS NOTED

EX1



FIRST FLOOR PLAN

1/4" = 1'-0"

UMLA
RESIDENCE

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RENOVATIONS

46 KENILWORTH DR. WEST
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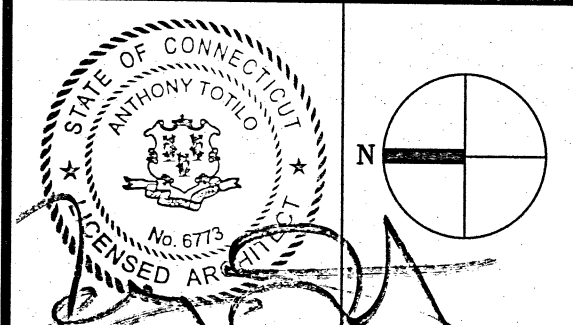
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NOTES:

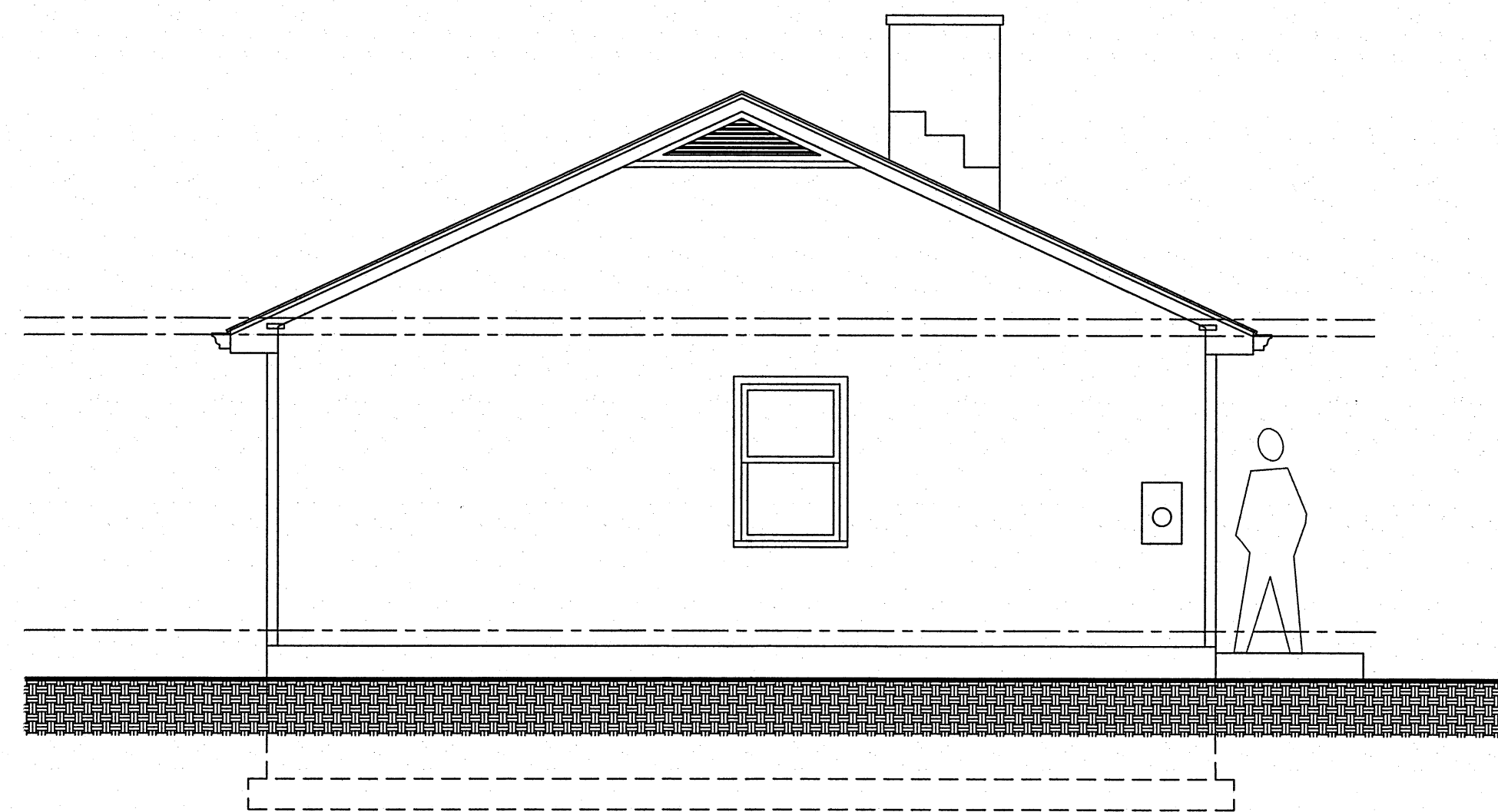
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1	12.15.22	EXISTING CONDITIONS

SHEET TITLE:

EXTERIOR
ELEVATIONS
(EXISTING)



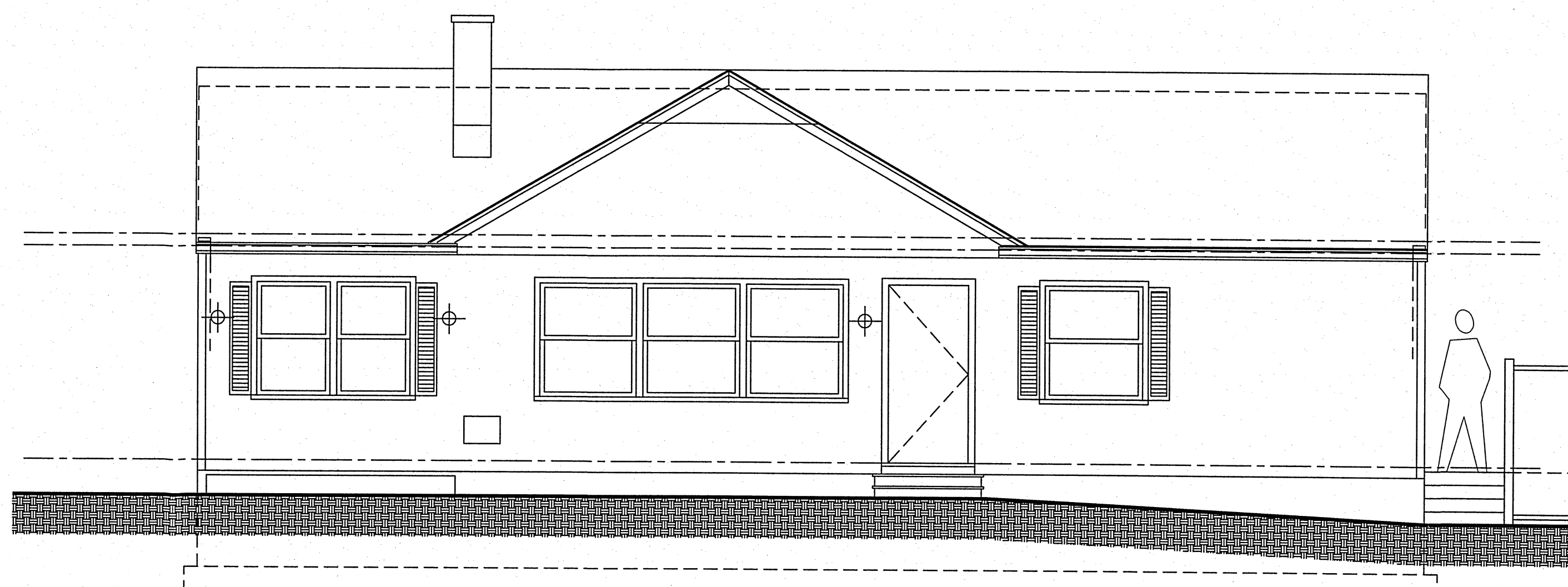
DRAWN BY:	TNC	PROJECT NO:
CHECKED BY:	TOT	SHEET NO:
DATE:	12.08.22	EX2
SCALE:	AS NOTED	



LEFT SIDE ELEVATION

3

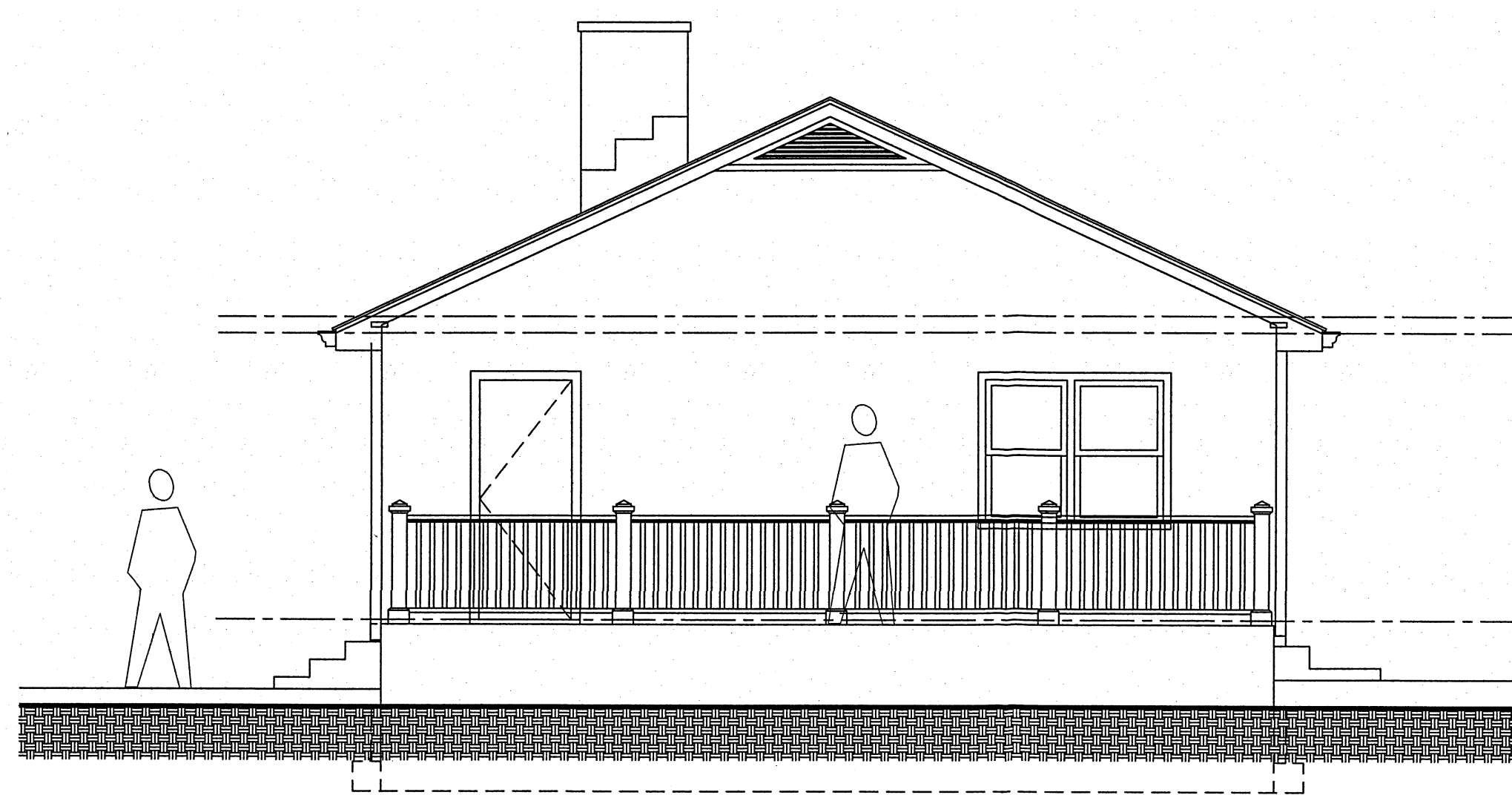
1/4" = 1'-0"



FRONT ELEVATION

1

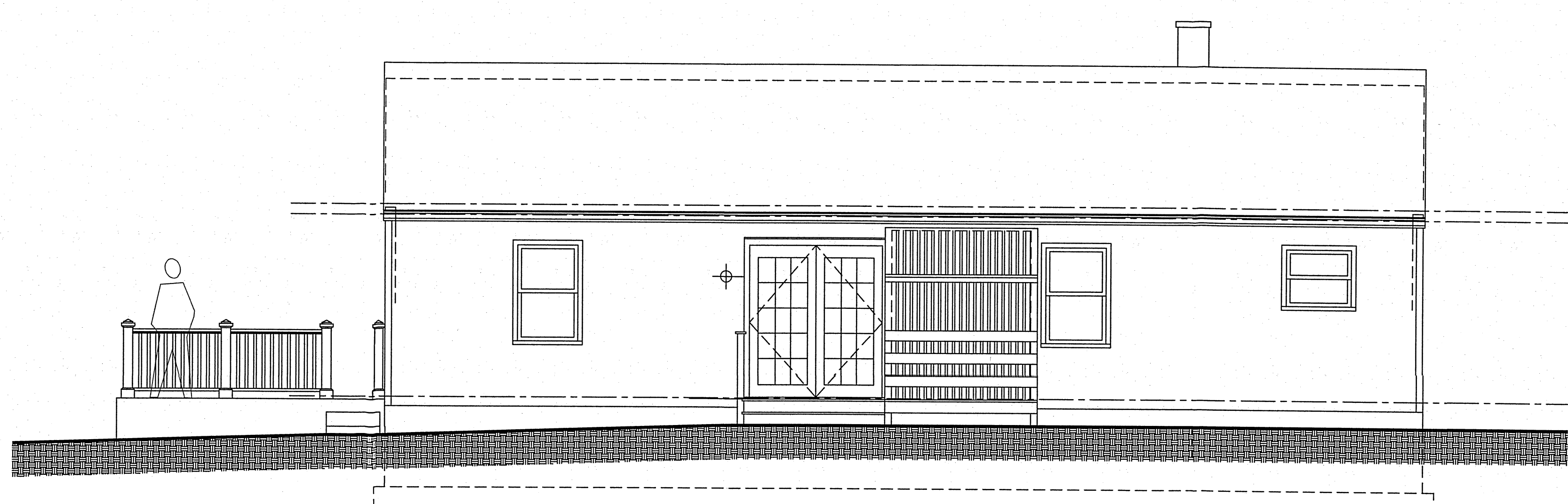
1/4" = 1'-0"



RIGHT SIDE ELEVATION

4

1/4" = 1'-0"



REAR ELEVATION

2

1/4" = 1'-0"