

**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:**

34 HAMILTON AVENUE _____
street zip code

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

Block: 298 Zone: R7 1/2 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:**

WITHNY Milbrun
Address of Owner: 34 HAMILTON AVE Zip 06902

Applicant Name: Withny Milbrun

Address of Applicant 34 Hamilton Avenue Zip 06902

Agent Name: Jay M. Haverson

Address of Agent: 219 Valley Road Zip 06807
Coscob, CT

EMAIL ADDRESS: Jay.Haverson@architecture@gmail.com
(Must be provided to receive comments from letters of referral)

Telephone # of Agent (917) 583 3607 Telephone # of Owner (203) 273 0730

(CONTACT IS MADE WITH AGENT, IF ONE)

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

The existing structure is a 2 story Two Family Residence.

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

The proposed use of the structure and the addition will continue to be a Two-family residence; the new addition is proposed to infill and square off corner of residence.

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):

As per Variance Table III Appendix B:

The applicant seeks a variance to the allowable lot coverage which is 25%. The Variance request is an increase to 27.4%.

In the 1990's the zone changed creating a more stringent amount of site area because the property is 5930 S.F. and not 7500 S.F. The site is undersized leading to a diminished site area.

DO NOT WRITE ON BACK OF PAGE

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:

The property is undersized resulting in smaller lot coverage. It is notable that even though the zone changed the setbacks and other requirements for the R 7 1/2 are met.

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

The building layout demands a minimum size to work better for owners needs.

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

The addition is modest, unsean from public view and in the rear of the property.

SPECIAL PERMIT

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

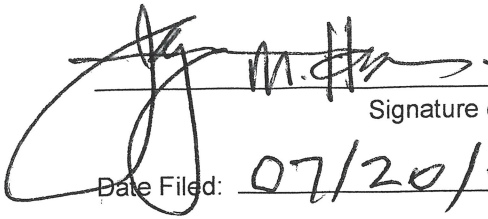
SPECIAL EXCEPTION is requested as authorized by Section(s) _____ of the Zoning Regulations.

Provide details of what is being sought:

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

 Jay M. Haverson
Signature of : (☒) Agent (☐) Applicant (☐) Owner
Date Filed: 07/20/2023

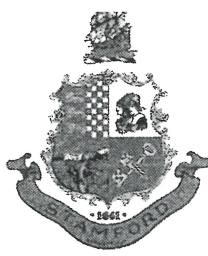
Zoning Enforcement Officer Comments:

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



**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.**

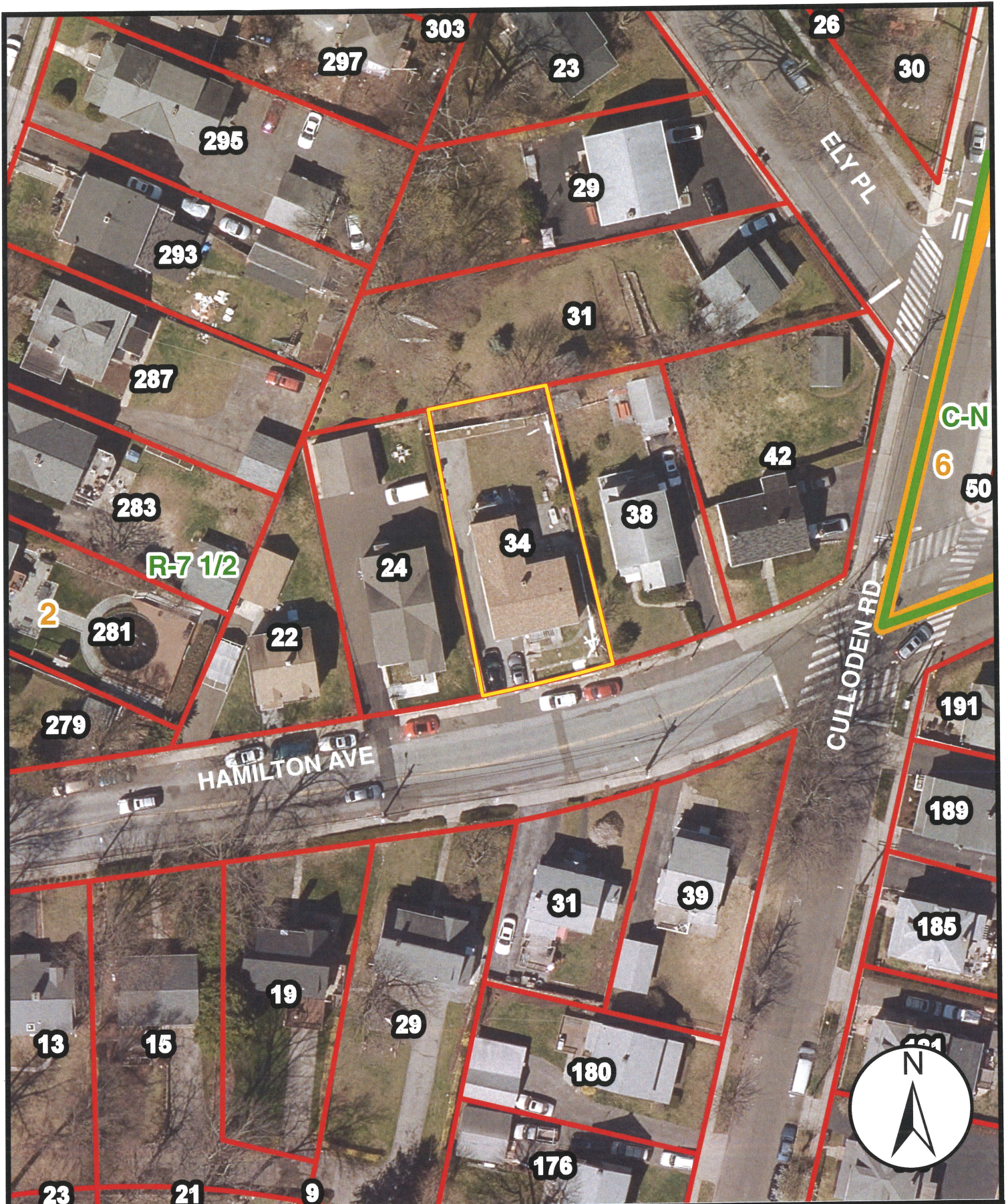
Zoning Enforcement: DANIEL TRAPP Date: 7/26/2023
Daniel Trapp

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

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

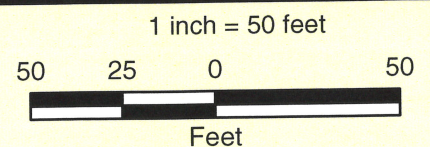
Environmental Protection: _____ Date: _____

CAM Review by: Zoning Board ☐ ZBA ☐ _____



ZBA Application #025-23
34 Hamilton Avenue

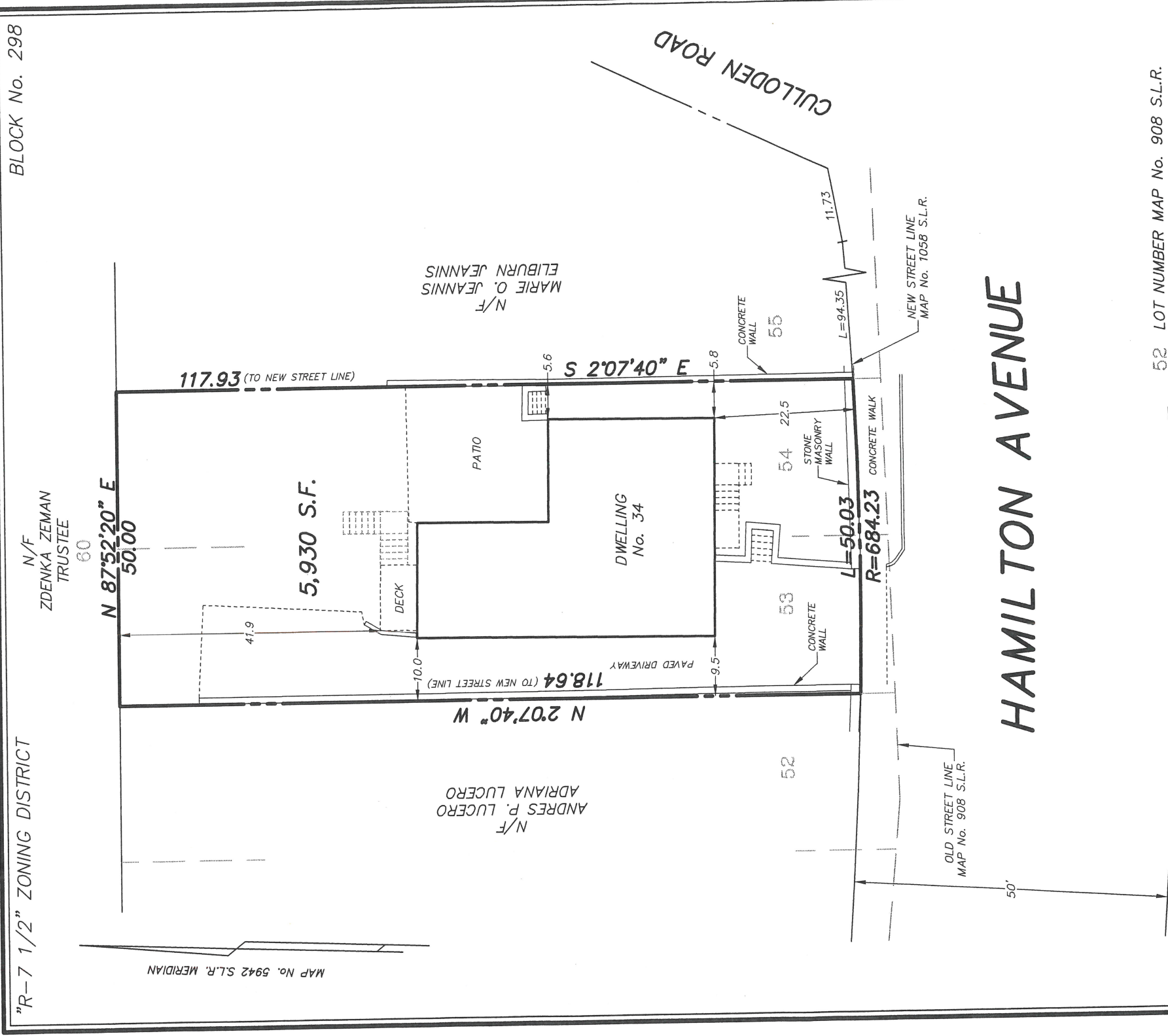
Date: 8/2/2023



SURVEY

#025-23

Property surveyed for Withney Milbrun
Location 34 Hamilton Avenue on the northerly side of Hamilton Avenue, Stamford, Connecticut
Major Portion of Lots numbered 53 and 54 on a map entitled "Sub-Division of Ely Park, Stamford, Conn." and numbered 908 in the Stamford Land Records.



THIS MAP IS A ZONING LOCATION SURVEY. BOUNDARY INFORMATION IS BASED ON A RESURVEY CONDUCTED IN ACCORDANCE WITH HORIZONTAL ACCURACY CLASS "A-2" AS DEFINED IN THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20.

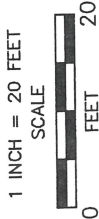
NEW MONUMENTATION HAS NOT BEEN SET AS A RESULT OF THIS SURVEY.
ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Robert L. Liddel Jr.

SURVEYOR ROBERT L. LIDDEL JR., CT LS No. 15775

MAIL ADDRESS:
P.O. BOX 549
SIX NEIL LANE, RIVERSIDE, CONNECTICUT 06878
TEL. 203-637-1779



52 LOT NUMBER MAP No. 908 S.L.R.

BUILDING COVERAGE

LOT AREA = 5,930 S.F.

DWELLING = 1,303 S.F.

DECK = 76 S.F.

DECK ALLOWANCE (SECTION 3B) = (76) S.F.

TOTAL = 1,303 S.F.

PERCENT COVERAGE = 22.0%



D'ANDREA SURVEYING AND ENGINEERING, PC

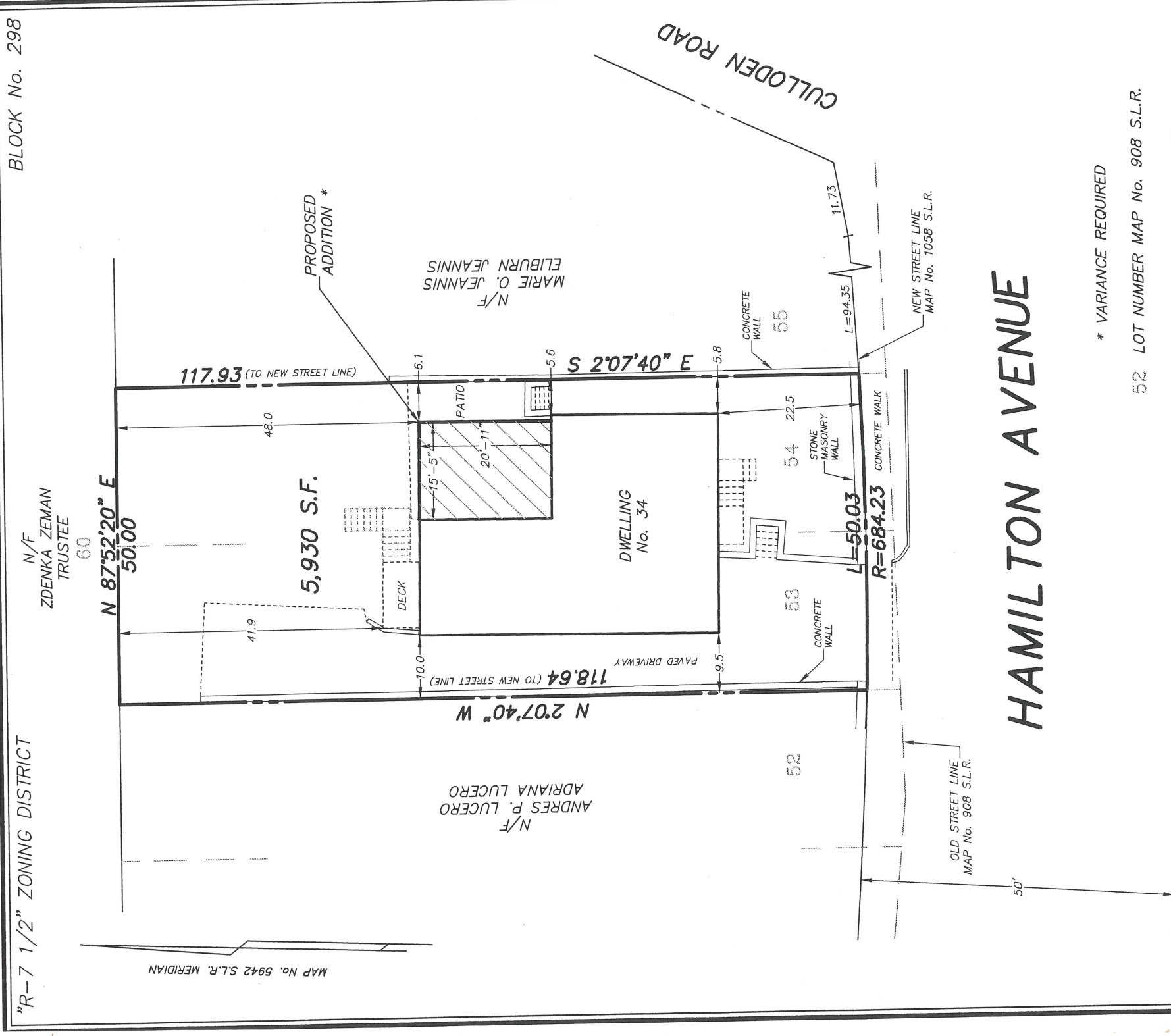
ENGINEERS AND SURVEYORS

GREENWICH, CONNECTICUT

FIRM MEMBER

SURVEY

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HAMILTON AVENUE

* VARIANCE REQUIRED

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SURVEYOR
ROBERT L. LIDDEL JR., CT LS No. 15775

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P.O. BOX 549
SIX NEIL LANE, RIVERSIDE, CONNECTICUT 06878
TEL. 203-637-1779

1 INCH = 20 FEET
SCALE
0 FEET 20

HAMILGLEN_230Z_PP_0.DWG

MAY 15, 2023



D'ANDREA SURVEYING AND ENGINEERING, PC
FIRM MEMBER

ENGINEERS AND SURVEYORS
GREENWICH, CONNECTICUT

PROPOSED BUILDING COVERAGE

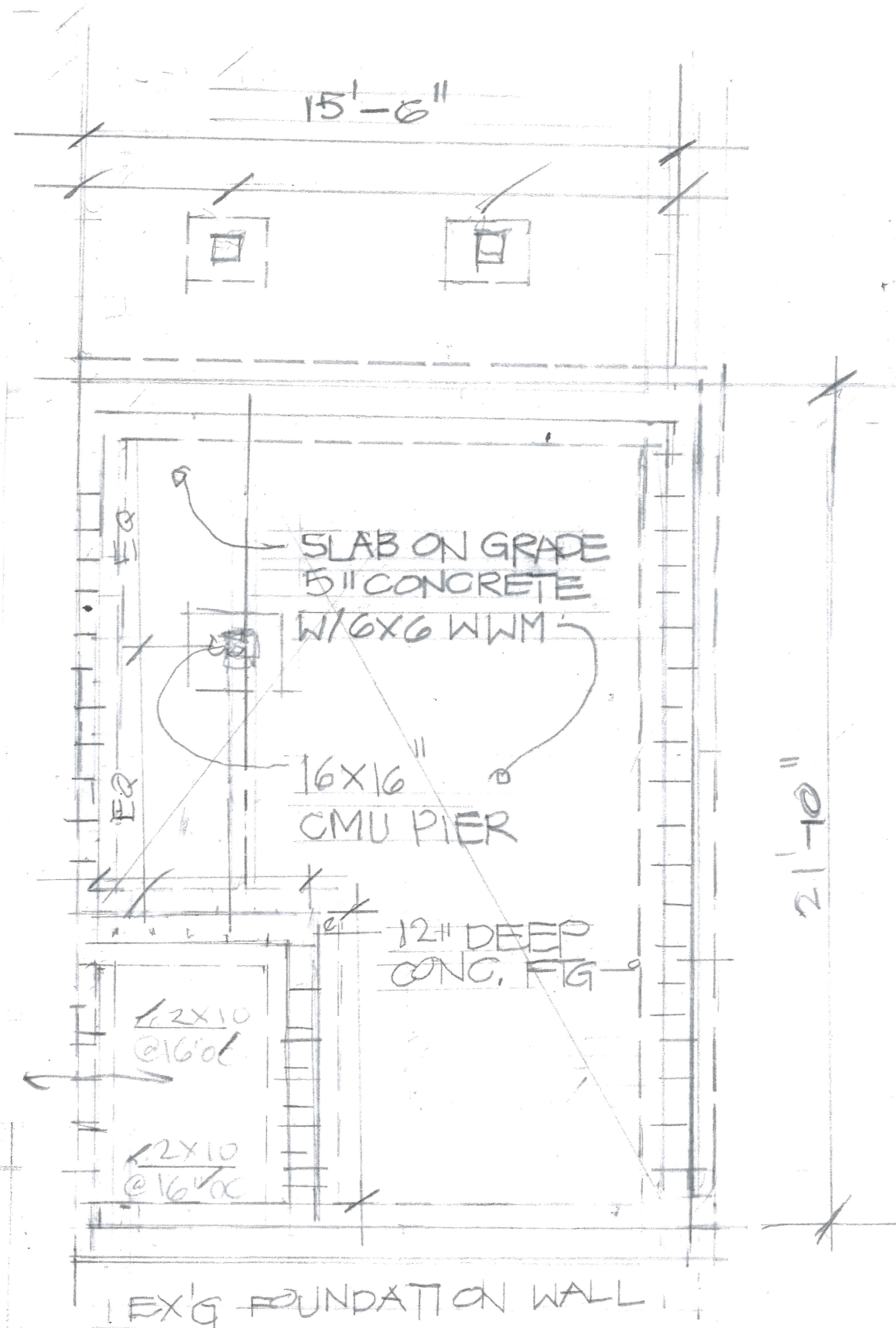
LOT AREA = 5,930 S.F.
DWELLING = 1,303 S.F.
PROPOSED ADDITION = 323 S.F.
DECK = 76 S.F.
DECK ALLOWANCE
(SECTION 3B) = (76) S.F.
TOTAL = 1,626 S.F.
PERCENT COVERAGE = 27.4%*



EXTERIOR VIEW

MILBRUN RESIDENCE APRIL 15, 2023
34 HAMILTON AVENUE
STAMFORD, CT 06902 A-102

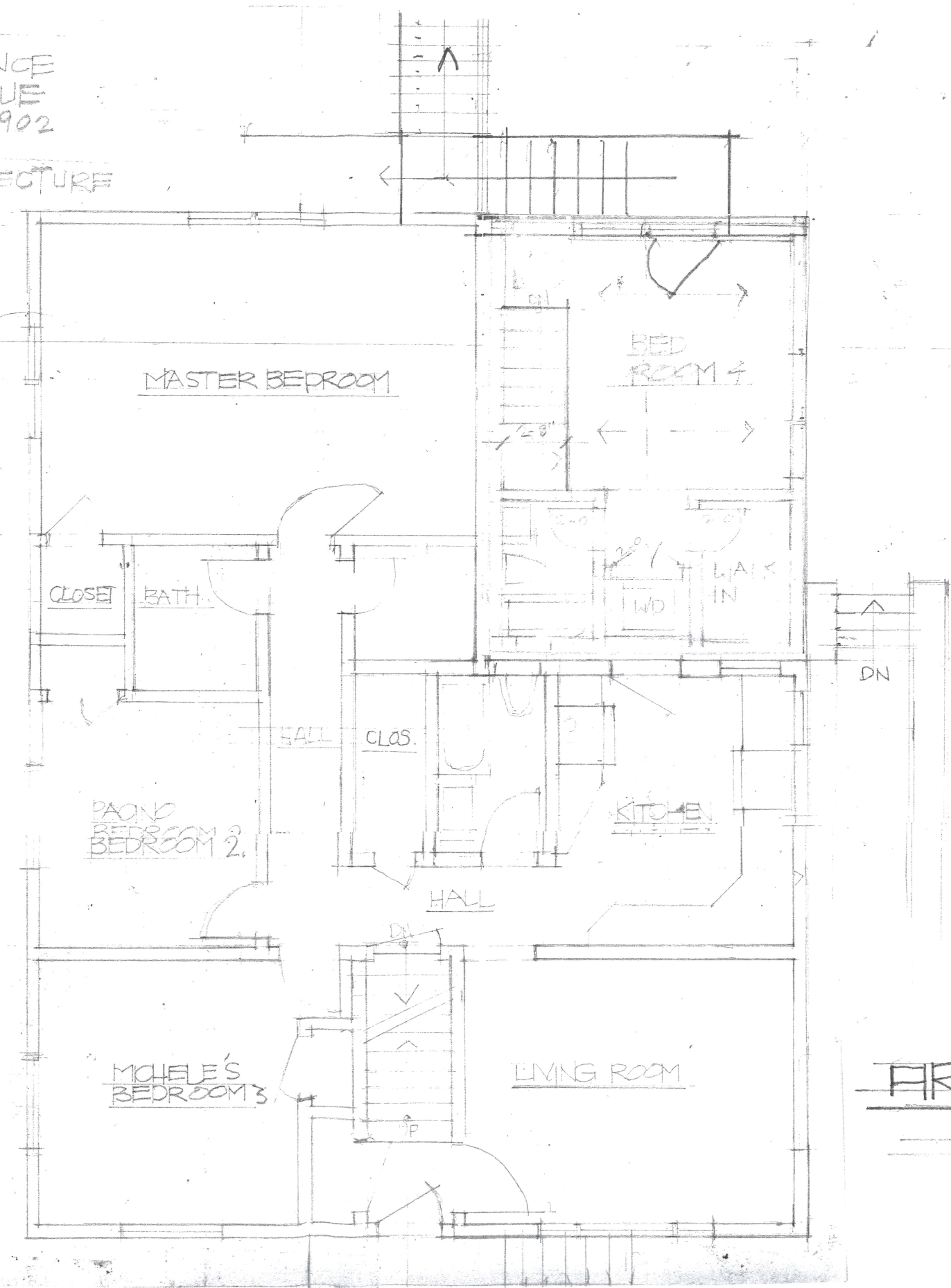
HAVERSON ARCHITECTURE 917 583-3607



FOUNDATION PLAN

MLBRUN RESIDENCE
34 HAMILTON AVENUE
STAMFORD, CT 06902

HAVERSON ARCHITECTURE



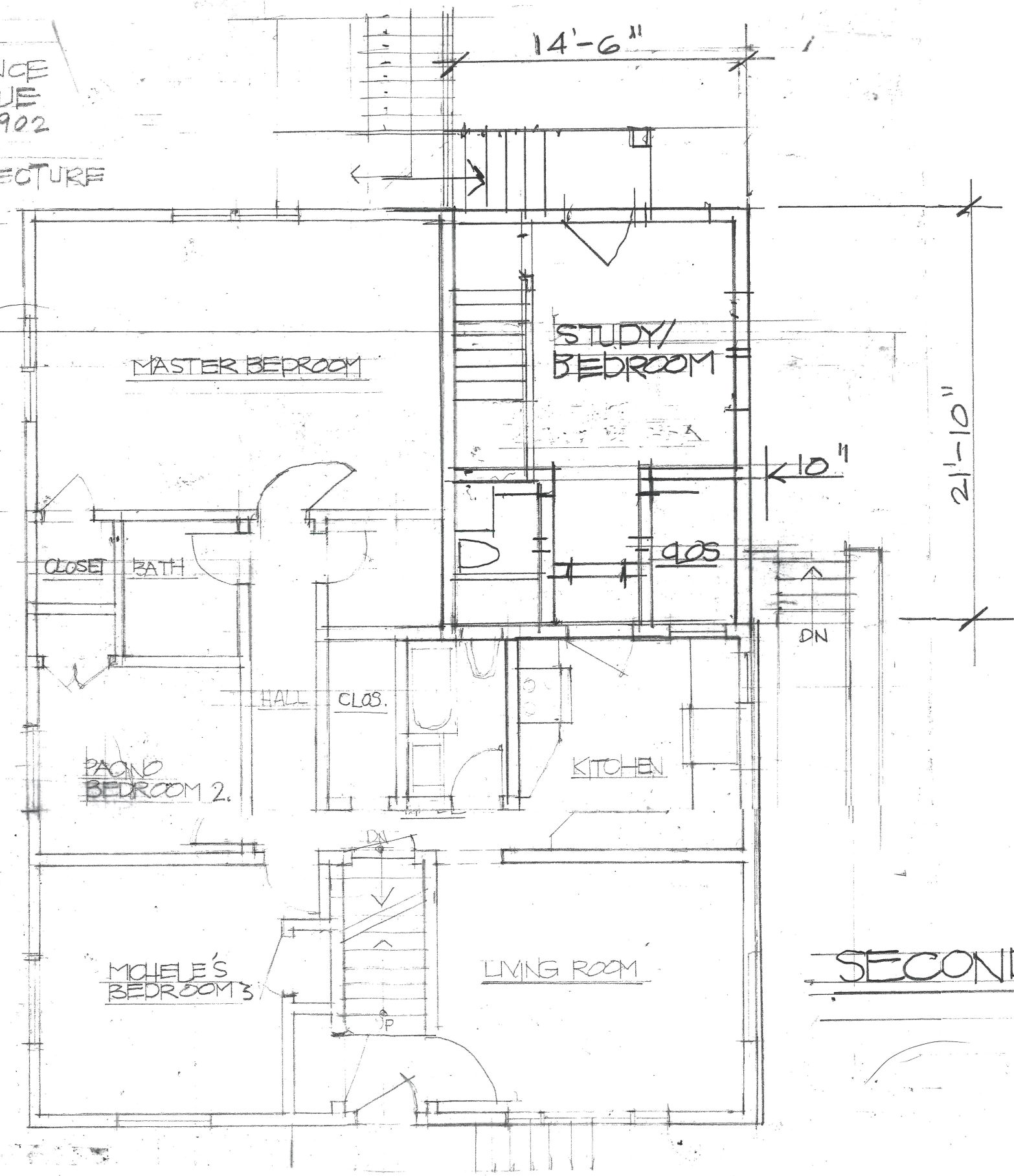
EXISTING
FIRST FLOOR PLAN
1/4/11-011

FIRST FLOOR PLAN

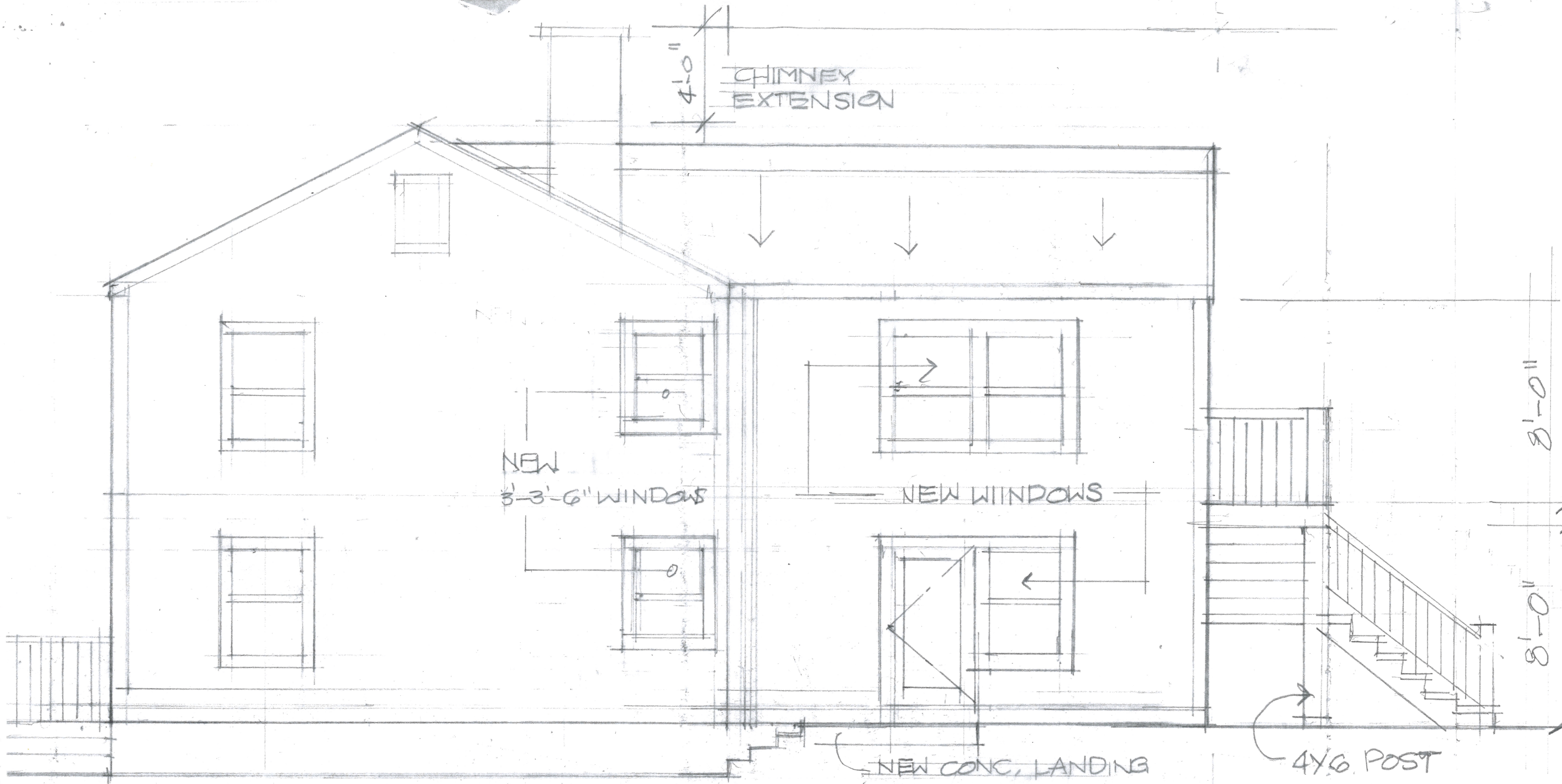
MLBRUN RESIDENCE
34 HAMILTON AVENUE
STAMFORD, CT 06902

HAVERSON ARCHITECTURE

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



SECOND FLOOR PLAN



SIDE ELEVATION

MCBRUN RESIDENCE APRIL 15, 2023
34 HAMILTON AVENUE
STAMFORD, CT 06902 A-201

HAVERSON ARCHITECTURE 917 583-3607