

#014-24

**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:

(x) 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:**

130 Revonah Ave.

06905

street

zip code

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

Block: 216 Zone: R-10 Sewered Property (x) yes () no

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

Corner Lots Only: Intersecting Street: _____

Within 500 feet of another municipality: No (x) Yes () Town of _____

3. **Owner of Property:** Howard & Doreen Nusbaum

Address of Owner: 130 Revonah Ave, Stamford Zip 06905

Applicant Name: Howard Nusbaum

Address of Applicant 80 Urban Street, Stamford Zip 06905

Agent Name: N/A

Address of Agent: N/A **Zip:**

EMAIL ADDRESS: hgnusbaum@earthlink.net

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

Telephone # of Agent N/A Telephone # of Owner 203-561-7616

(CONTACT IS MADE WITH AGENT, IF ONE)

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

House, Garage, Pergola, Doll House (shed)

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

Converting existing 1-1/2 story garage into a 1-1/2 story home office by adding dormers.

Raising the second floor roof by 3'-6" to provide more headroom allowing for maintaining the existing slate style roof and appearance of the property. The truss construction of the heightened roof will result in the second floor square footage calculation to be 192 sq ft, retaining the existing 1 1/2 story non-conforming use. Footprint of the property and buildings would not be altered by the proposed change.

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):

Requesting a variance of Section 3 definition of accessory structure. Requesting an alteration of a side setback variance for adding dormers with a side-yard of 18" in lieu of the normal 5' minimum required from any lot line. This will also then keep the dormer placed symmetrically within the existing roofline, thereby maintaining the esthetics of the structure. The actual roof and side wall of the structure is an existing non-conforming use, and neither the roof nor the side wall of the structure would not be enlarged or expanded beyond its current dimensions.

Requesting a variance of section 3 definition of accessory structure to raise the overall peak roof height which presently is an existing non-conforming use height of 18'-6" in lieu of the standard 15' height, which would be raised to 22' allowing for the the continued use of a slate style roof thereby retaining the character of the property.

No variance required for the rear dormer. The rear dormer to have a 2' set-back from the rear edge of the existing roof. Since the back wall of the existing structure is already a non-conforming use with a minimum of 3' off from the property line, this offset placement of the dormer is designed so as to conform to the overall minimum 5' required from any lot line without requiring an additional variance for the rear dormer placement.

Maintain using a roof truss structure resulting in a lower ceiling height, the effective full height second floor surface area is only 192 sq ft, which retains the existing classification as a 1 1/2 story structure.

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:

Regarding the requests for the set back variance, the building is an existing structure built in 1921. In order to do any work on the structure, without demolishing parts of it and rebuilding, approval to do work in the set-back is required. The existing building is 1-1/2 stories and although changes are being proposed we are maintaining the existing stories and ask that it be approved so that the building can function as a home office. The height of the building is designed to 22' because additional space is required for the home office and storage. By prohibiting this small height increase in the building, the footprint of the building would have to be modified thereby not being able to conserve the structure as it currently stands. Furthermore, by allowing this limited height variance, the roof would remain a slate style roof instead of necessitating converting to either a flat roof or a folded metal roof - both alternatives are inconsistent with, and would harm the unique character of this 1921 property.

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

Work cannot be done on the garage without approvals to work within regulated set-back because it is an existing non-conforming structure. This approval would allow us to be able to preserve the building itself (i.e., stone) along with the architectural integrity, overall aesthetic, etc.. To utilize the building as needed, approval for retaining the existing 1-1/2 stories the minimal increase in the roof height is needed. This is to conserve the 102 year old building as opposed to building outside the footprint or negatively impacting the style of the roof to be inconsistent with the existing design of the property.

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

The proposed construction plan is dedicated to preserving the unique architecture of the property including the stone work and slate roofs in accordance with the age and style of the existing structure and property. . The goal is to maintain the structure in its working existing condition, and also so as not to impact the neighborhood. Additionally, the structure and proposed construction is not located in any area that adversely impacts adjacent neighbors. We have shown the architectural plans to all of the adjoining neighbors and have gotten their unanimous approval that they are in favor of the proposed changes.

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.

APPEALS OF THE 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:

SIGNATURE REQUIRED FOR ALL APPLICATIONS



Signature of: ☐ Agent ☐ Applicant ☒ Owner

Date Filed: 2/26/2024

Zoning Enforcement Officer Comments:

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**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.**

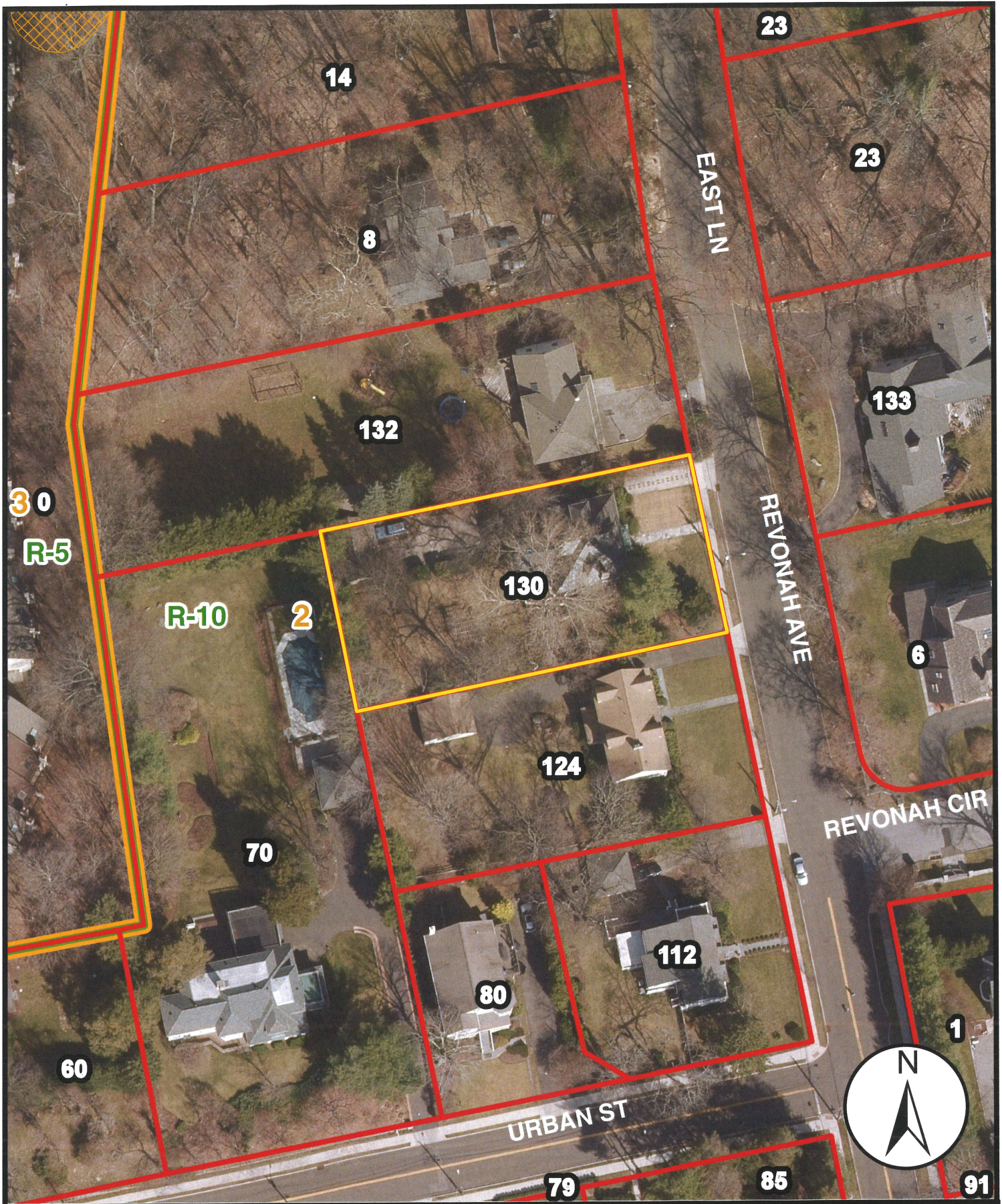
Zoning Enforcement: *Mit Man* Date: *2/29/2024*

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 #014-24
130 Revonah Avenue

Date: 3/7/2024

1 inch = 67 feet
60 30 0 60
Feet

R-10 ZONE BUILDING SETBACK REQUIREMENTS

Front Street Line Setback..... 40'
Center Line Of Street Setback..... 65'
Rear Yard Setback..... 30'
Side Yard Setback..... 10' w/ Total of..... 20'
Max. Building Coverage.....20% Of Lot Area

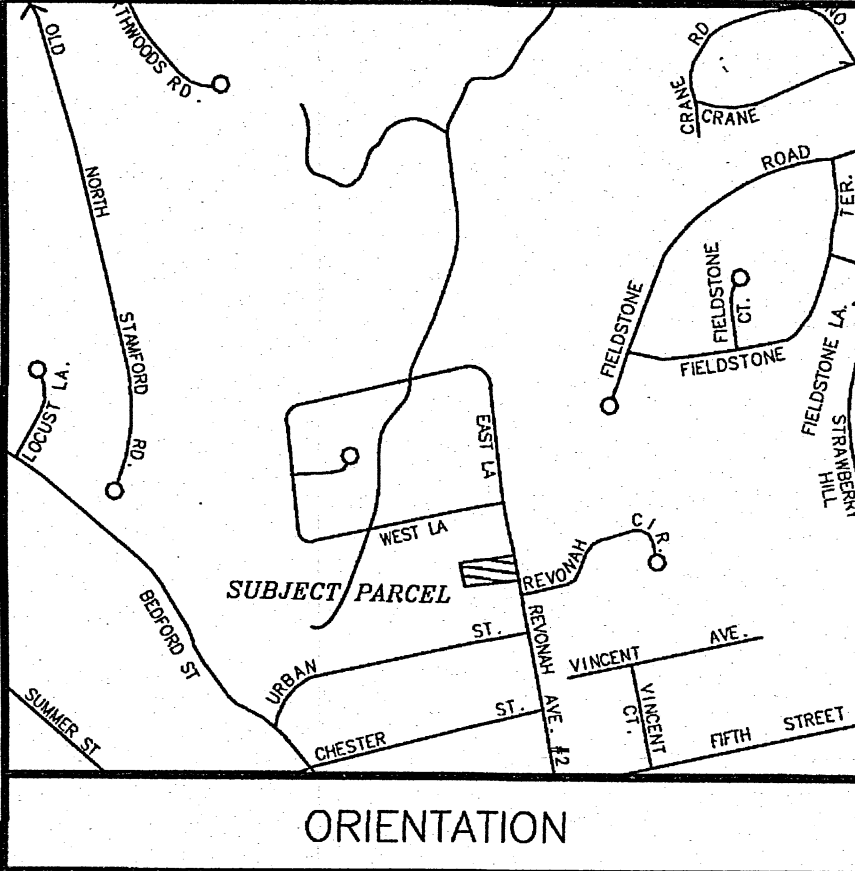
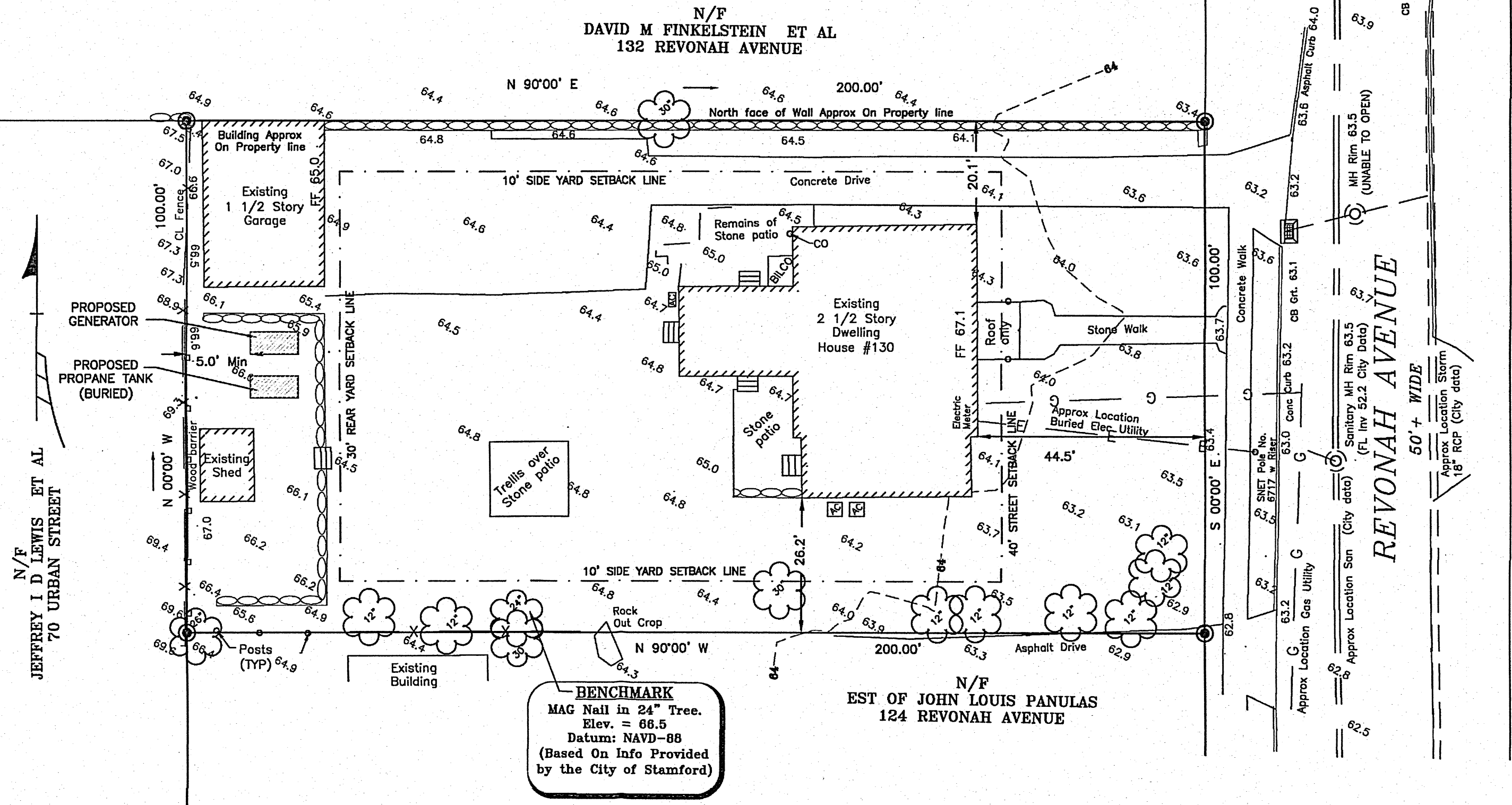
Zoning Information Is Subject To The Review And Approval By The
Appropriate Governing Authority

Property Lines Not Staked By Contractual Agreement
Soil Types Not Delineated By Contractual Agreement

SIZE AND LOCATION OF EXISTING AND/OR PROPOSED DEVELOPMENT
PROVIDED BY OTHERS. IT IS SUBJECT TO THE REVIEW AND APPROVAL
BY THE APPROPRIATE GOVERNING AUTHORITIES

LEGEND

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



#014-24

PLOT PLAN
PREPARED FOR
HOWARD G. NUSBAUM
130 REVONAH AVENUE
STAMFORD, CONNECTICUT



General Notes:

- Elevations on NAVD-88 Datum (Based on Information Provided by the City of Stamford)
- 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 10239 P.338 S.L.R. Map nos. 892, 1229, 1892 & 2505 S.L.R.

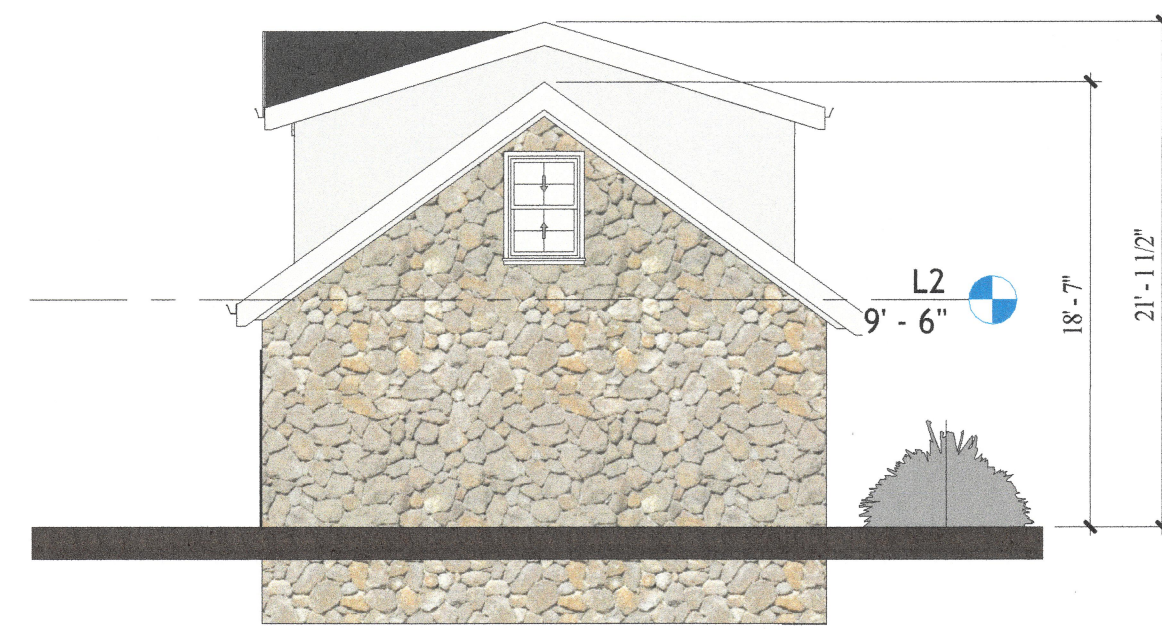
This survey and map has been prepared in accordance with Section 20-300b-1 thru 20-300b-20 of the Regulation of Connecticut State Agencies-"Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a "ZONING LOCATION SURVEY" 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.

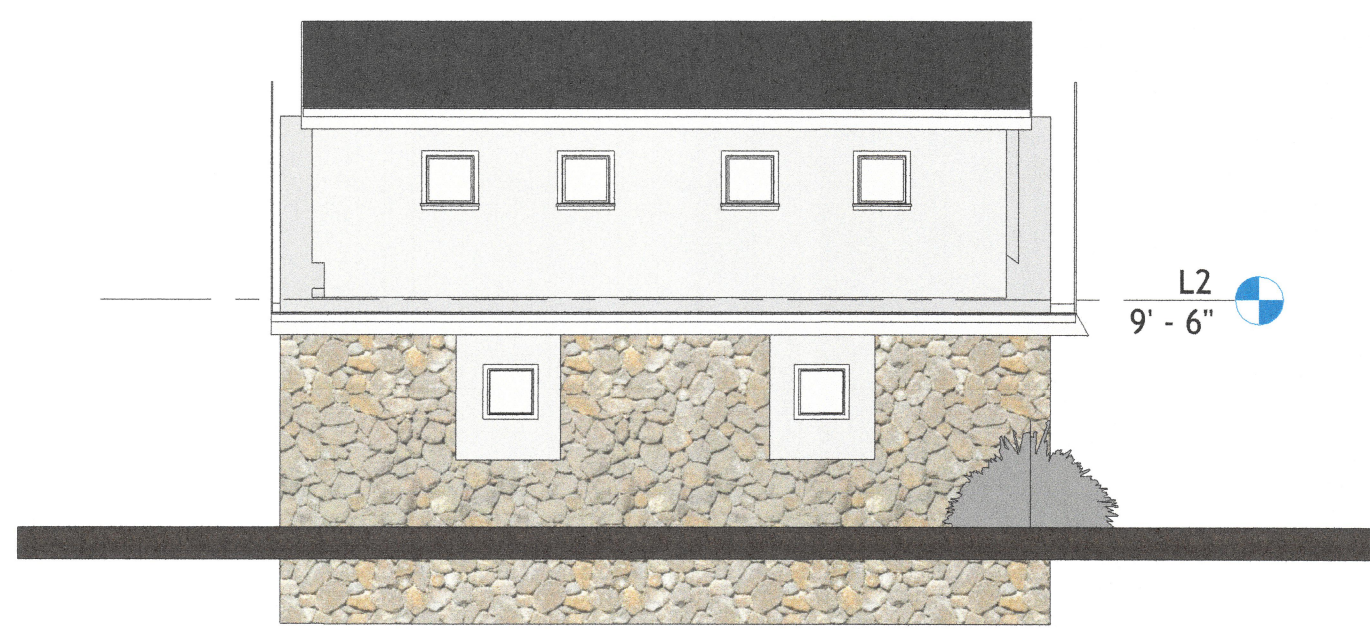
Refer To:
Vol. 13142 P. 64 S.L.R.
Area = 20,000 SQ. FT.
Existing Dwelling, Trellis, Shed & Garage Cover 17.2% of lot Area
(Exclusive of Roof only)

REVISED MAY 22, 2023 (PROPOSED GENERATOR)
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:
FOR: EDWARD J. FRATTAROLI, INC.
Land Surveyors • Engineers • Land Planners
STAMFORD, CONNECTICUT MAY 8, 2023



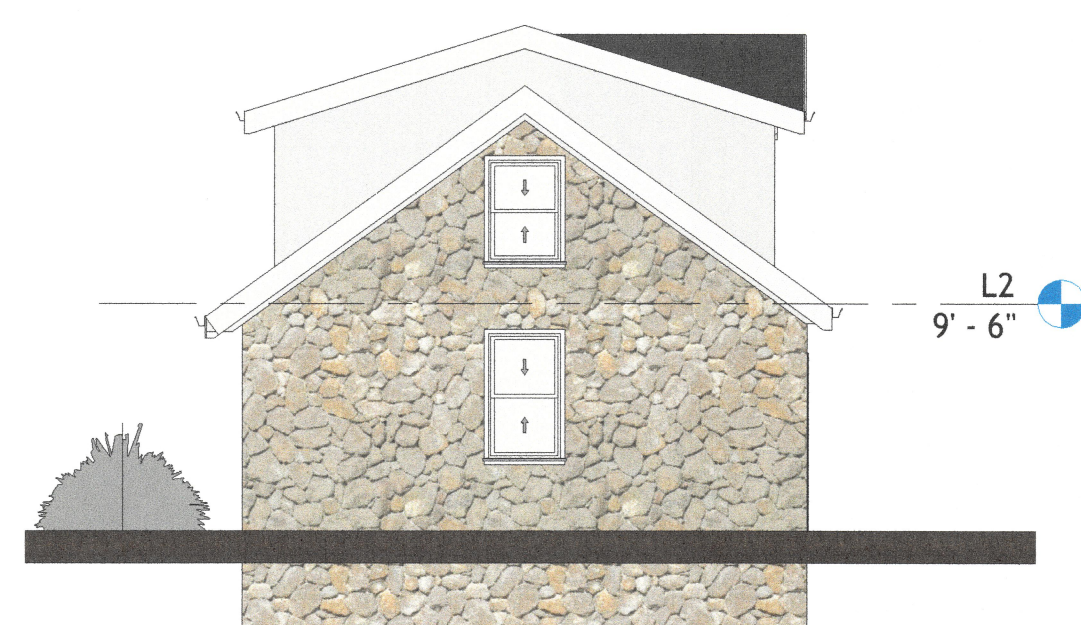
3 North Architectural Building Elevation
1/8" = 1'-0"



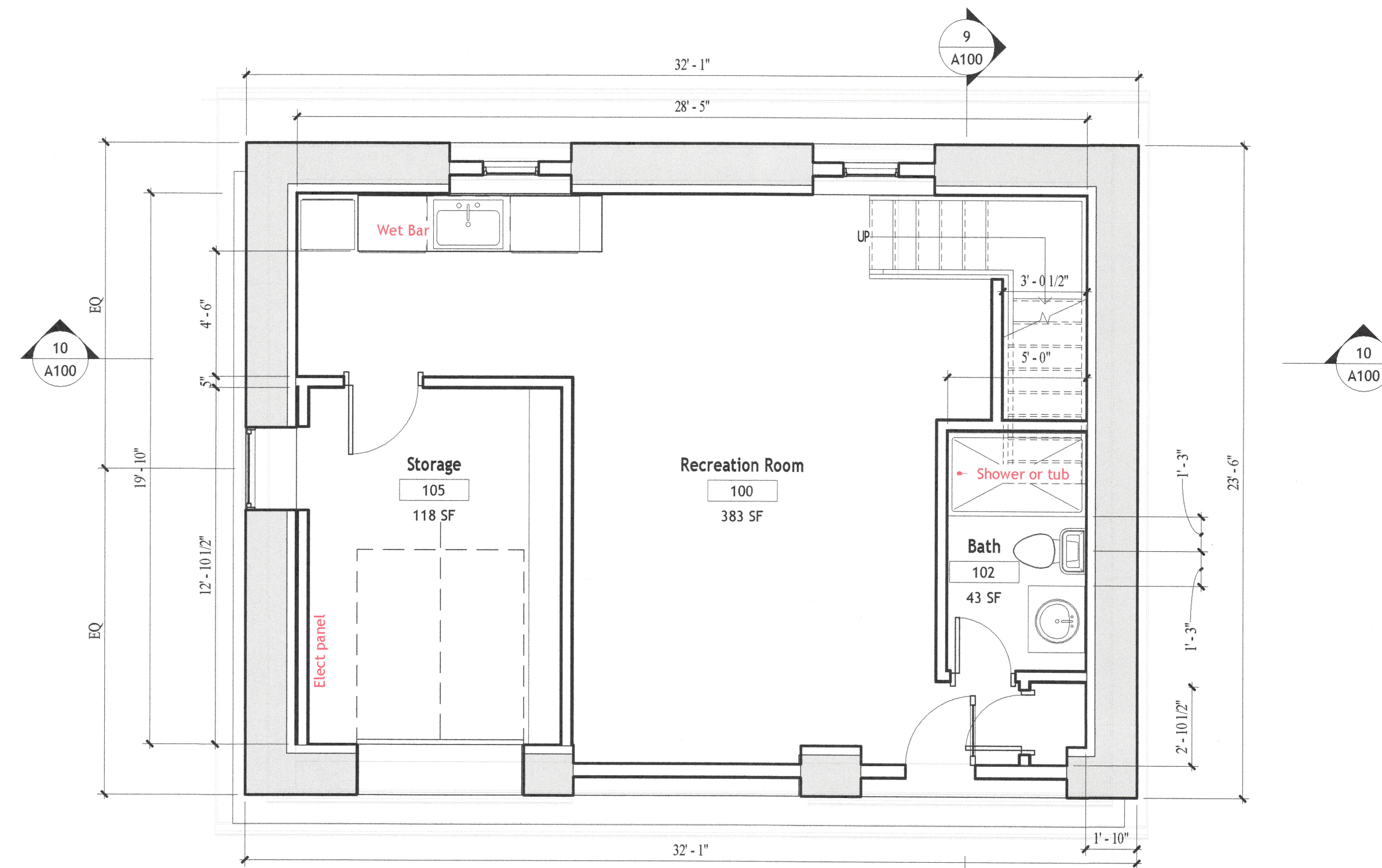
4 West Architectural Building Elevation
1/8" = 1'-0"



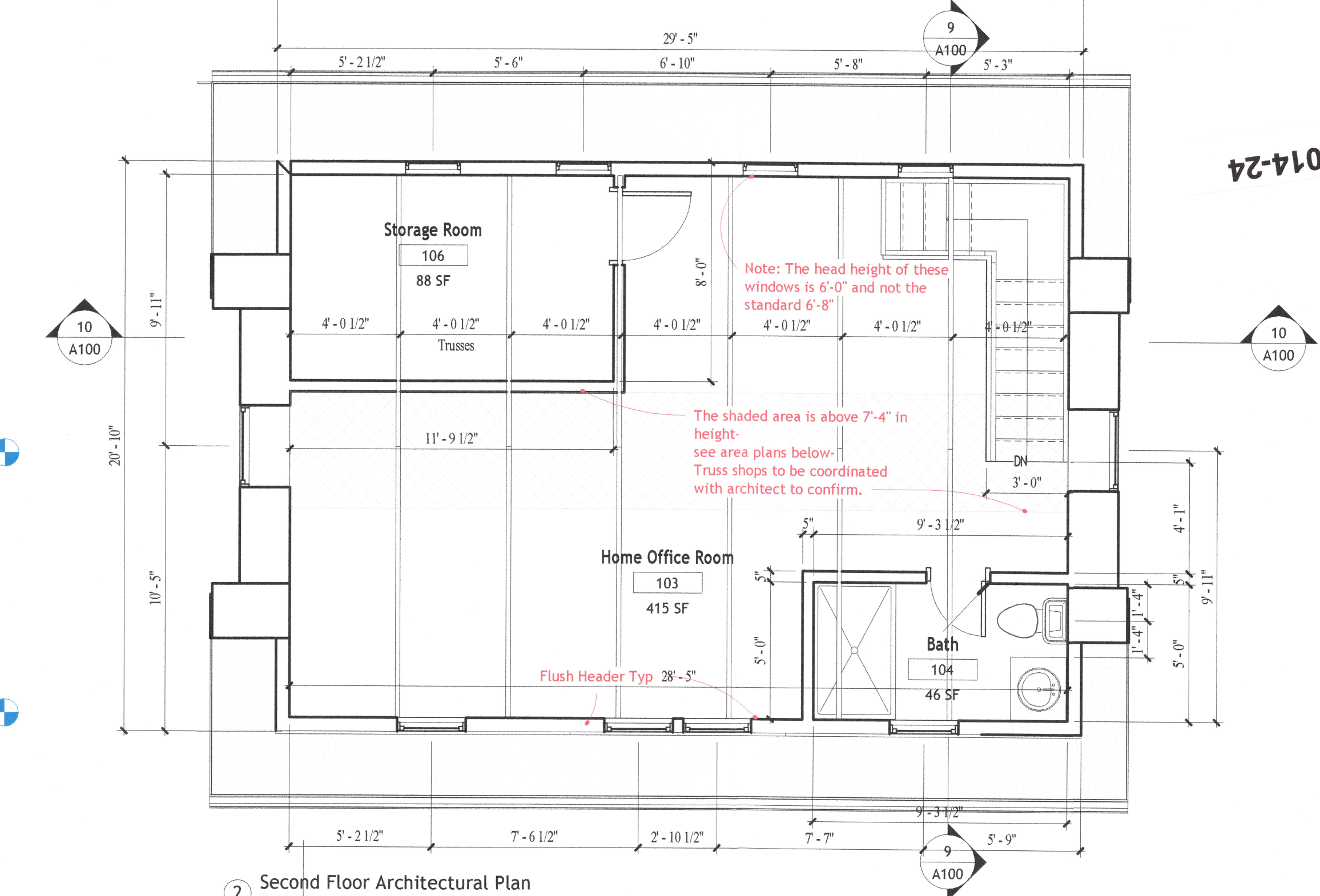
5 East Architectural Building Elevation
1/8" = 1'-0"



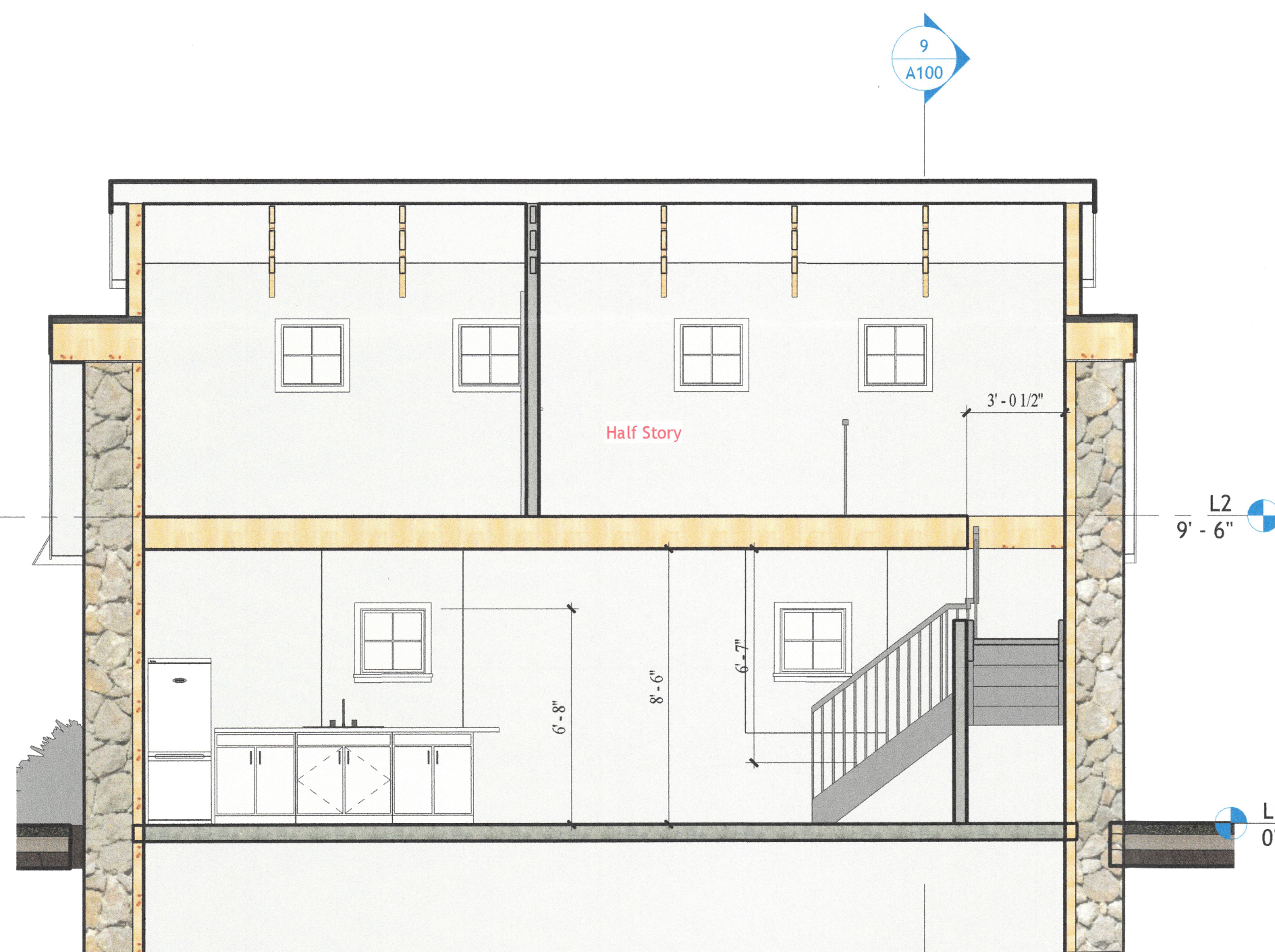
6 South Architectural Building Elevation
1/8" = 1'-0"



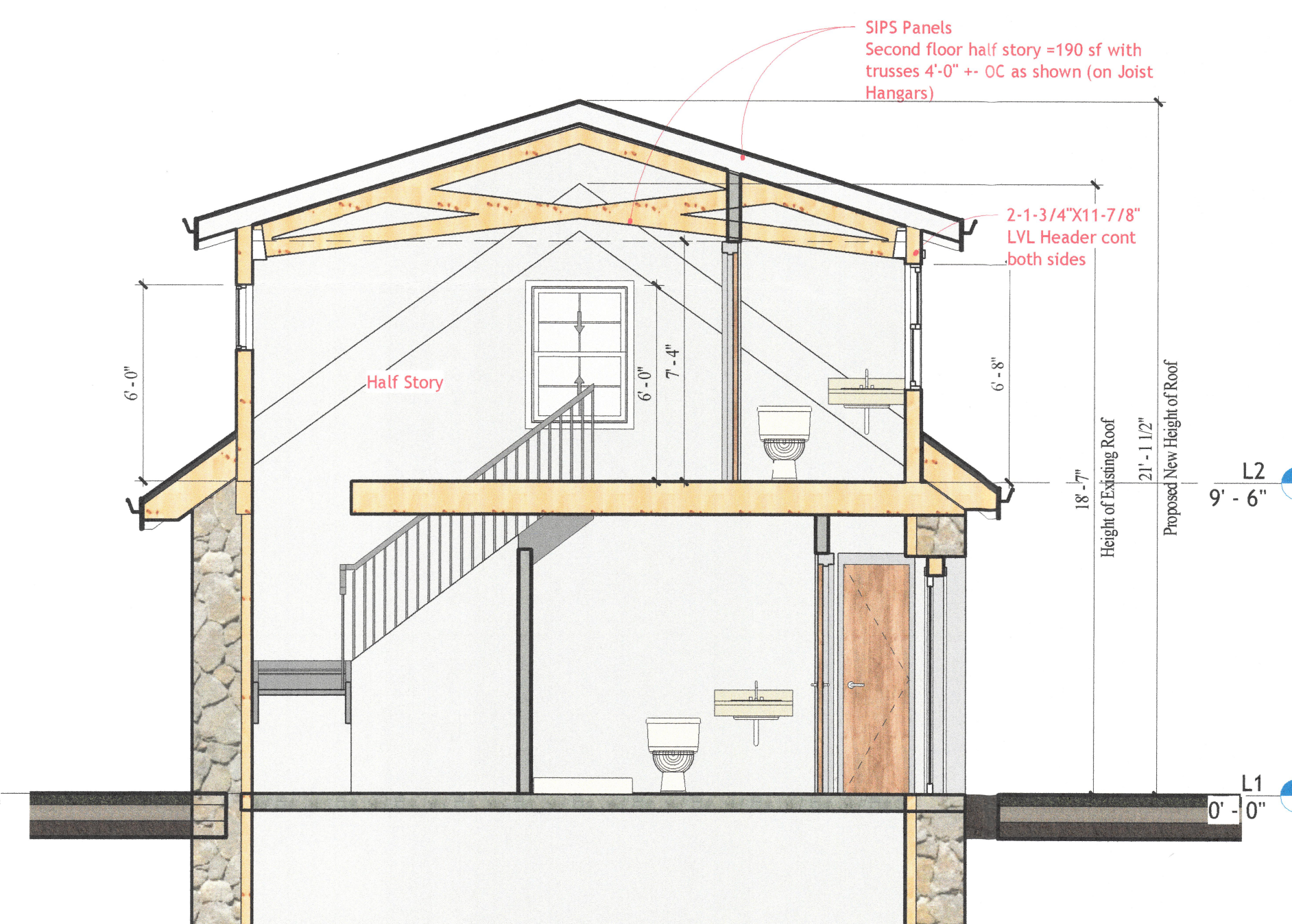
1 First Floor Architectural Plan
1/4" = 1'-0"



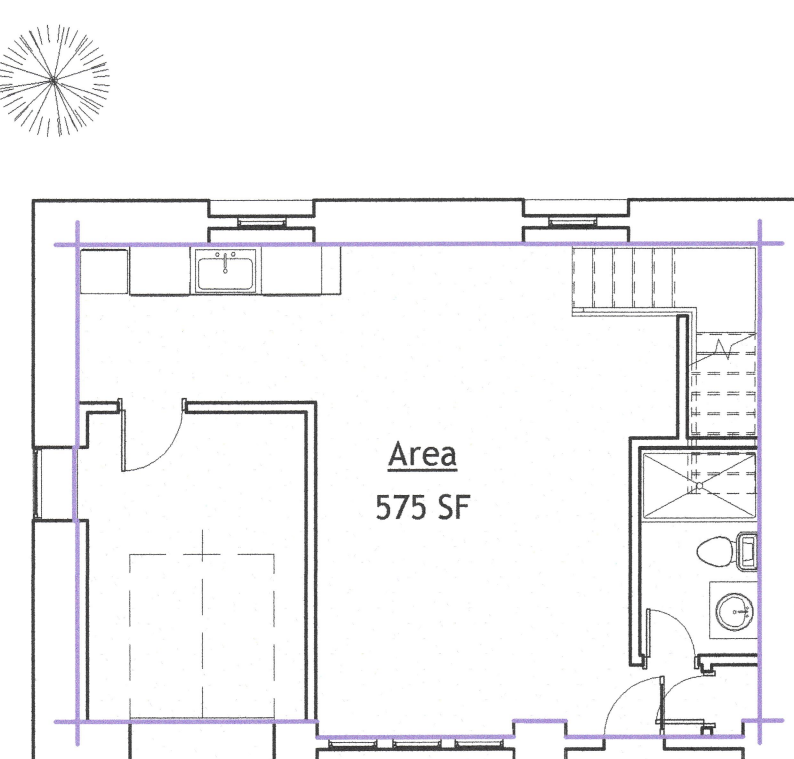
2 Second Floor Architectural Plan
1/4" = 1'-0"



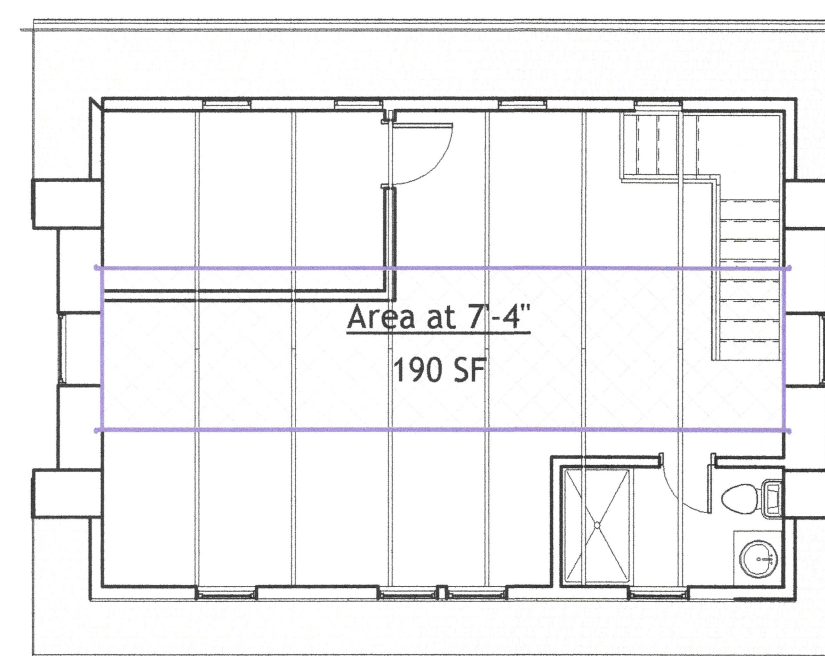
10 Section 2
1/4" = 1'-0"



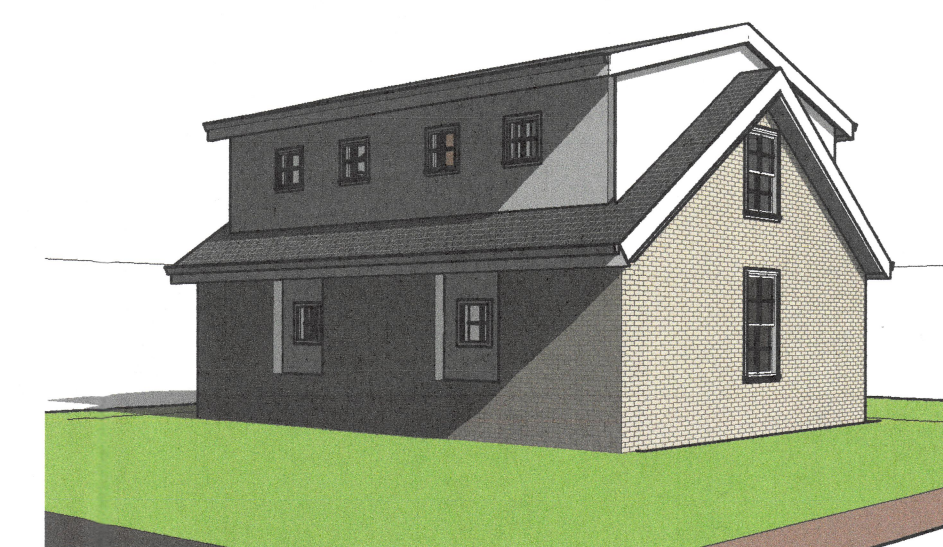
9 Section 3
1/4" = 1'-0"



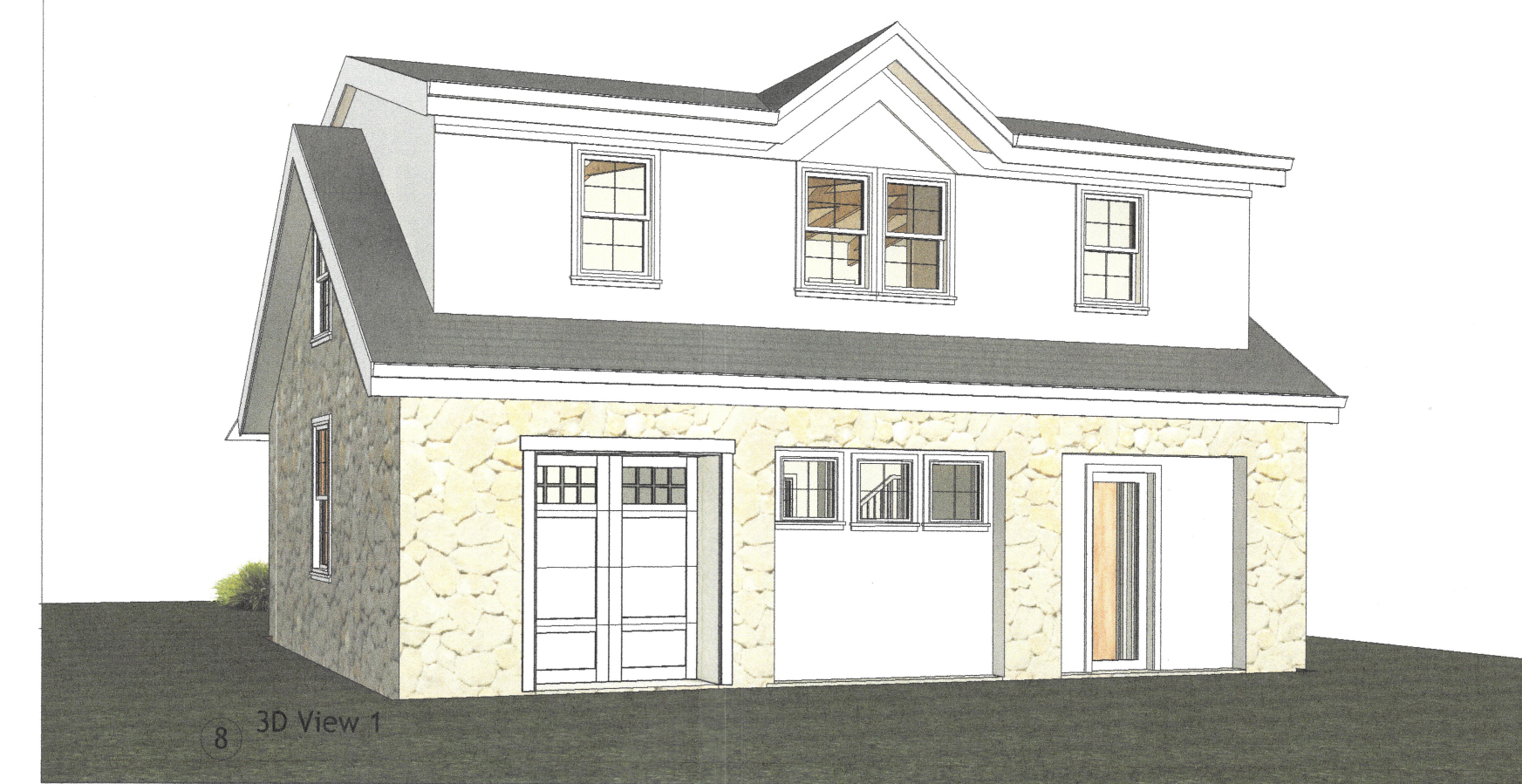
11 L1
1/8" = 1'-0"



12 L2
1/8" = 1'-0"



7 3D View 6



8 3D View 1