

ZONING DATA TABLE
(R-20 RESIDENTIAL ZONE)

	MINIMUM/ALLOWED	EXISTING	PROPOSED
LOT AREA	20,000 SF	26,078 SF	no change
FRONTAGE	100 FT	123.34'	no change
BUILDING HEIGHT	2.5 STY (30FT)	2 STY (<30FT)	no change
BUILDING AREA	15%	12.4% (3,245 SF)	15.0% (3,900 SF)*
FYSB	40 FT	26.8 FT	33.5 FT
FYSB - centerline	65 FT	56.8 FT	no change
RYSB	50 FT	39.0 FT	36.5 FT
SYSB	15 FT/35 FT	15.8 FT/33.0 FT	no change

*PROPOSED BUILDING AREA EXCLUDES 200 S.F. OF COVERAGE AREA PER SEC. 3B ("BUILDING AREA") OF THE STAMFORD ZONING REGULATIONS


- VARIANCES REQUIRED:**
- Variance of Table III, Appendix B to allow a front yard setback of 33.5' in lieu of the 40' setback required.
 - Variance of Table III, Appendix B to allow a rear yard setback of 36.5' in lieu of the 50' setback required.

BLOCK 25, ZONE R-20

NOTES:

- 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. as a Zoning Location Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and Vertical Accuracy Class V-2 and is intended to be used for application for determination of zoning compliance and for building permit purposes.
- Reference is made to Parcel 7A on map 12088 and to maps 416, 1143, 3902, 8878, 5719 and 10144 of the Stamford Land Records (S.L.R.)
- Reference is made to Warranty Deed found in Volume 11666 at Page 284 S.L.R.
- Reference is made to Easement Agreement found in Vol. 3424 at Pg. 245 S.L.R. (depicted)
- Reference is made to Restrictive Covenants and Agreements, Easements and Grants found in Deed Vol. 171 at Pg. 320 S.L.R.
- Reference is made to instruments of record as labeled hereon.
- Parcel lies within Special Flood Hazard Zones AE (EL 12) and VE (EL 15) as depicted on FEMA Flood Insurance Rate Map Community Panel No. 09001C0518G. Effective Date 7/8/2013.
- Elevations depicted hereon are based on North American Vertical Datum of 1988 (NAVD-88).
- Lot Area:
MINIMUM REQUIRED = 20,000 Sq. Ft.
EXISTING = 26,078 Sq. Ft. (0.5987 Acres)
- Building Coverage:
MAXIMUM ALLOWED = 15%
EXISTING = 12.4% (3,245 Sq. Ft.) incl. residence & roofed landing
PROPOSED = 15.0% (3,900 Sq. Ft.) incl. existing building coverage & proposed 2nd floor deck extension *(excludes 200 Sq.Ft. of coverage per Sec. 3B "Building Area" of the Stamford Zoning Regulations).
- Reference is made to architectural design plans prepared by Dodaro Architects, LLC; Sheets A101 & A102 dated 1/27/2021.

ZONING LOCATION SURVEY
DEPICTING
PROPOSED IMPROVEMENTS
#150 DAVENPORT DRIVE
STAMFORD, CONNECTICUT
PREPARED FOR
CALUM DEWER & SIRINEE DEWAR



REDNISS & MEAD

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissmead.com

Scale: 0 20 40
1" = 20'

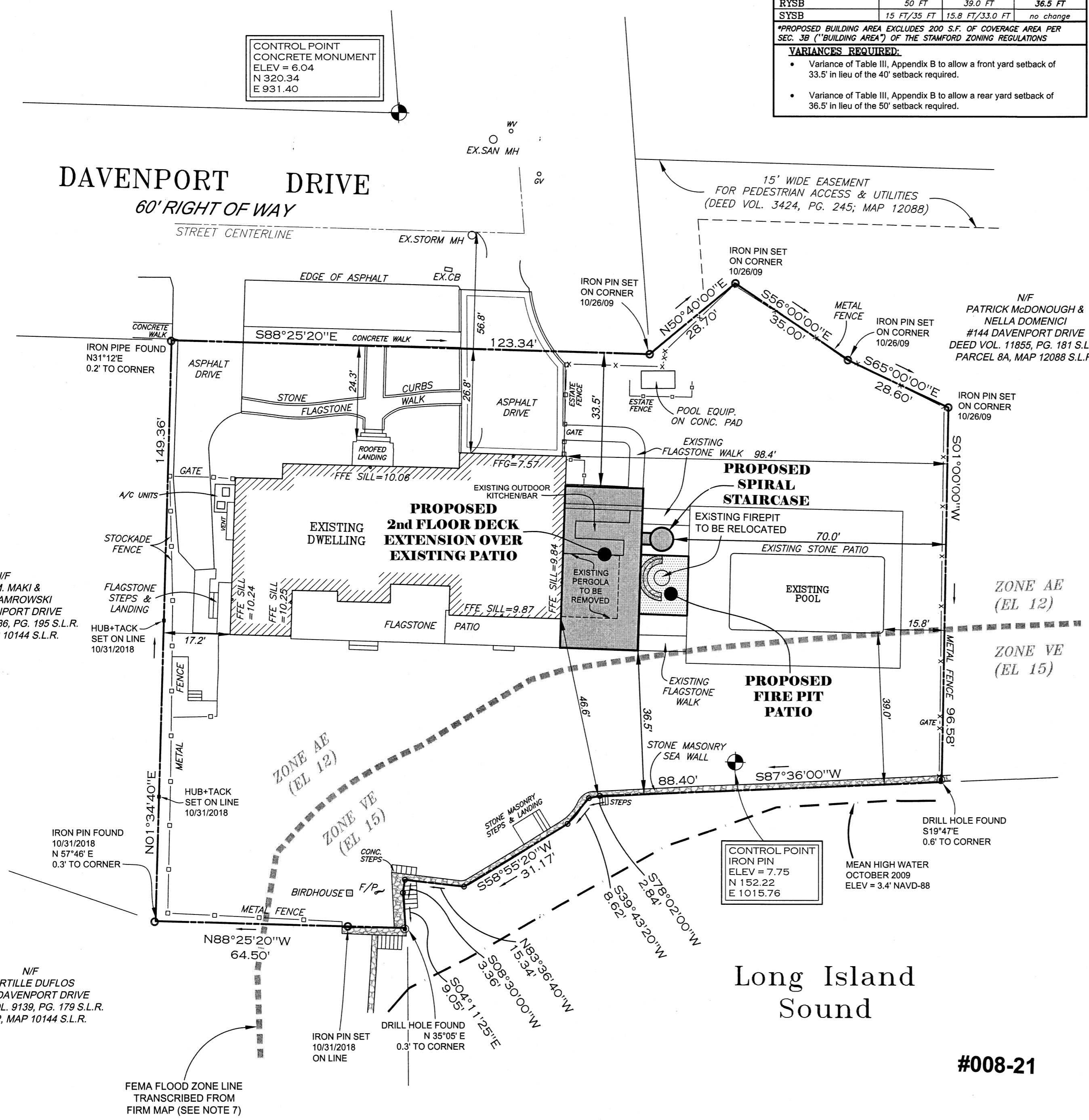
Drawn By: CJV Checked By: JPP Date: 01/27/2021

To my knowledge and belief this map is substantially correct as noted hereon

Jorge P. Pereira
JORGE P. PEREIRA CT. L.S. #70179
1/27/2021
DATE

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 & void.

Sheet No:
ZLS
Comm. No: 7292C-3



Long Island Sound

#008-21

N/F
DEAN M. MAKI &
JODI A. KAMROWSKI
#158 DAVENPORT DRIVE
DEED VOL. 11636, PG. 195 S.L.R.
LOT 1, MAP 10144 S.L.R.

N/F
BERTILLE DUFLOS
#190 DAVENPORT DRIVE
DEED VOL. 9139, PG. 179 S.L.R.
LOT 2, MAP 10144 S.L.R.

FEMA FLOOD ZONE LINE
TRANSCRIBED FROM
FIRM MAP (SEE NOTE 7)

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