

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 mjjudge@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
() Motor Vehicle Approval:

New Car Dealer () Used Car Dealer () General Repairer () Limited Repairer () Gasoline Station ()

2. Address of affected premises:

39 Lisa Lane, Stamford, CT 06903

street

zip code

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

Block: 400 Zone: RA -2 Sewered Property () yes (x) no

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

Corner Lots Only: Intersecting Street: South Lake Dr.

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

3.

Owner of Property: Kale Jarred Evans & Melissa Evans

Address of Owner: 39 Lisa Lane, Stamford, CT Zip 06903-1013

Applicant Name: Kale Jarred Evans & Melissa Evans

Address of Applicant 39 Lisa Lane, Stamford, CT Zip 06903-1013

Agent Name: Eva Chiamulera

Address of Agent: Austin Ganim Landscape Design, LLC, 320 Kings Highway Cutoff, Fairfield, CT Zip 06824

EMAIL ADDRESS: Eva@AustinGanimLandscapeDesign.com (Must be provided to receive comments from letters of referral)

Telephone # of Agent 203-333-2003 Telephone # of Owner 973-842-5390

(CONTACT IS MADE WITH AGENT, IF ONE)

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

The existing structures on the site are a single family residential house with attached garage, porches, and deck. There is also a wooden planter box located to the rear of the house at the edge of the existing lawn areas.

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

The proposed use is a 15' x 38' in ground swimming pool (570 SF water surface area) , with coping (67 SF) and a patio (additional 637 SF) surrounding the pool. The outside perimeter of the pool patio is a 25' x 55' rectangle. Two walkways, including steps that lead from the pool patio to the house and front yard, (120 SF). A 5'x10' (50 SF) area has been identified for the proposed pool equipment. The proposed pool enclosure fence, including gates is 240 LF. A 26.5 LF curb for a window well adjacent the garage side of the house.

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):

SECTION 3 DEFINITIONS\3.B. Defined Terms\Accessory Structure (pg. 3-1) : Request a variance to locate pool, patio, walk, steps, pool equipment, pool equipment pad, fence, gates within the front yard setback of the property.

SECTION 4 – DISTRICTS AND DISTRICT REGULATIONS \Section 4.B. District Regulations \ e. Building Regulations \ (2) RA-2 Districts\ (e) Minimum Yards (pg. 4-4): Request a variance to the Minimum Yard requirement for the front yard setback parallel South Lake Drive for the proposed pool, patio, walk, steps, pool equipment and pool equipment pad.

SECTION 7 - AREA AND SUPPLEMENTAL REGULATIONS\7C. . [PERMITTED FRONT YARD ENCROACHMENTS] (pg. 7-1): Request a variance to have the following features or the proposed pool, patio, walk, steps, pool equipment and pool equipment pad to encroach into the front yard setback in the area parallel South Lake Drive.

SECTION 7 - AREA AND SUPPLEMENTAL REGULATIONS\7.M. [CORNER LOT YARD REQUIREMENTS IN RESIDENTIAL DISTRICTS] (pg. 7-4): Request a variance to the required corner lot front setback to allow for the location of pool, patio, walk, steps, pool equipment, pool equipment pad within a portion of the front yard setback parallel South Lake Drive.

APPENDIX B: SCHEDULE OF REQUIREMENTS FOR AREA, HEIGHT & BULK OF BUILDINGS (pg. B-1)

Request a variance for the following modifications:

- Proposed Pool to 40.3 to the Street line In Lieu of the 60' Min Allowed ✓
- Proposed Pool to 65.3 to the Street Center In Lieu of the 85' Min Allowed ✓
- Proposed Pool patio at grade to 35.3 to the Street line In Lieu of the 60' Min Allowed ✓
- Proposed Pool patio at grade to 60.3 to the Street Center In Lieu of the 85' Min Allowed ✓
- Proposed Pool equipment & pad at grade to 46.7 the Street Line in lieu of 60' Min Allowed ✓
- Proposed Pool equipment & pad at grade to 61.7 to the Street Center In Lieu of the 85' Min Allowed ✓

PATIO NEED NO VARIANCE @ GRADY

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 site is a corner lot on South Lake Drive & Lisa Lane, the house is situated on the east side of the lot, there are gently sloping lawn areas for approximately 60 ft. to the west (rear of the house) and approximately 55 ft. to the south (side of the house facing South Lake Drive). The western half of the lot is wetlands and the wetlands upland review area, which is covered in woodlands. The existing septic tank and fields, are located in the lawn area to the rear of the house. The location of the existing septic system, and its offsets cover the majority of open lawn space that falls within the building setbacks on the rear lawn, and do not leave sufficient space to locate a pool within the setbacks without relocating the septic system. Approximately 10-15' off the downhill side of the existing septic system the woodland area begins and the topography drops off more 10' in elevation over roughly 35' in the middle of the yard, to another gently sloped area that is roughly 40'x50' area adjacent to the Wetlands Upland Review area. Although this location falls within the building setbacks it would require a substantial disturbance to the woodland to clear space for the pool, to run utilities and construct an access drive. Additionally the elevation change between the house to this location is such that there is not a line of sight, creating a safety issue as it would be difficult to monitor the pool area. The proposed pool area location is on the south side of the house, outside of the existing Building Setback Line. The pool could be located within an existing lawn area, the location has a line of sight from inside the house and adjacent deck area; and meets the offset requirements for the septic system. This location would not need an access drive constructed as the existing driveway is easily accessible. This location would provide the minimal environmental disturbance as it would not require the removal of woodlands or compromise the steep slopes.

ZONING ENFORCEMENT APPROVAL
For Submission to Zoning Board of Appeals
[Signature]
Authorized Signature *[Signature]*
Date

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

The proposed location for the pool, patio, and pool equipment area are located in a manner to meet required offsets for the septic area as well as keeping it close to the house within what would be a typical 35 ft. side yard setback (had the site not been a corner lot). This allows space for the activity but still being respectful of adjacent properties.

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

Granting of the requested variance would not be injurious to the neighborhood as the proposed pool, patio, equipment area, fence and plantings are in keeping with the overall character of similar activities in the adjacent neighborhood. The proposed plantings would provide a visual buffer of the pool area from the adjacent streets. The proposed location is for these activities minimizes the potential impacts on the ecological character of the neighborhood by retaining the woodland areas, which minimizes the potential disturbances to area wildlife and wetlands.

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 APPLICATONS



Eva Chiamulera, Austin Ganim Landscape Design, LLC

Signature of : Agent Applicant Owner

Date Filed: 5/21/21

DO NOT WRITE ON BACK OF PAGE

Zoning Enforcement Officer Comments:

DECISION OF THE ZONING ENFORMENT 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
Claire D. Friedlander, Chair
John A. Sedlak
Mary Savage
Nino Antonelli
Joseph Pigott

Alternate
Ernest Matarasso
Matthew Tripolitsiotis
Lauren Jacobson

Land Use Administrative Assistant
Mary Judge

**ALL APPLICATIONS MUST BE APPROVED AND REVIEWED BY THE
ZONING ENFORCEMENT AT LEAST ONE WEEK PRIOR TO THE
SUBMITTAL DATE**

Zoning Enforcement: _____

Date: _____

5/25/21

Is the project situated in the coastal boundary?

Yes () No ()

Is the project exempt from the coastal regulation?

Yes () Exemption # _____ No () N/A ()

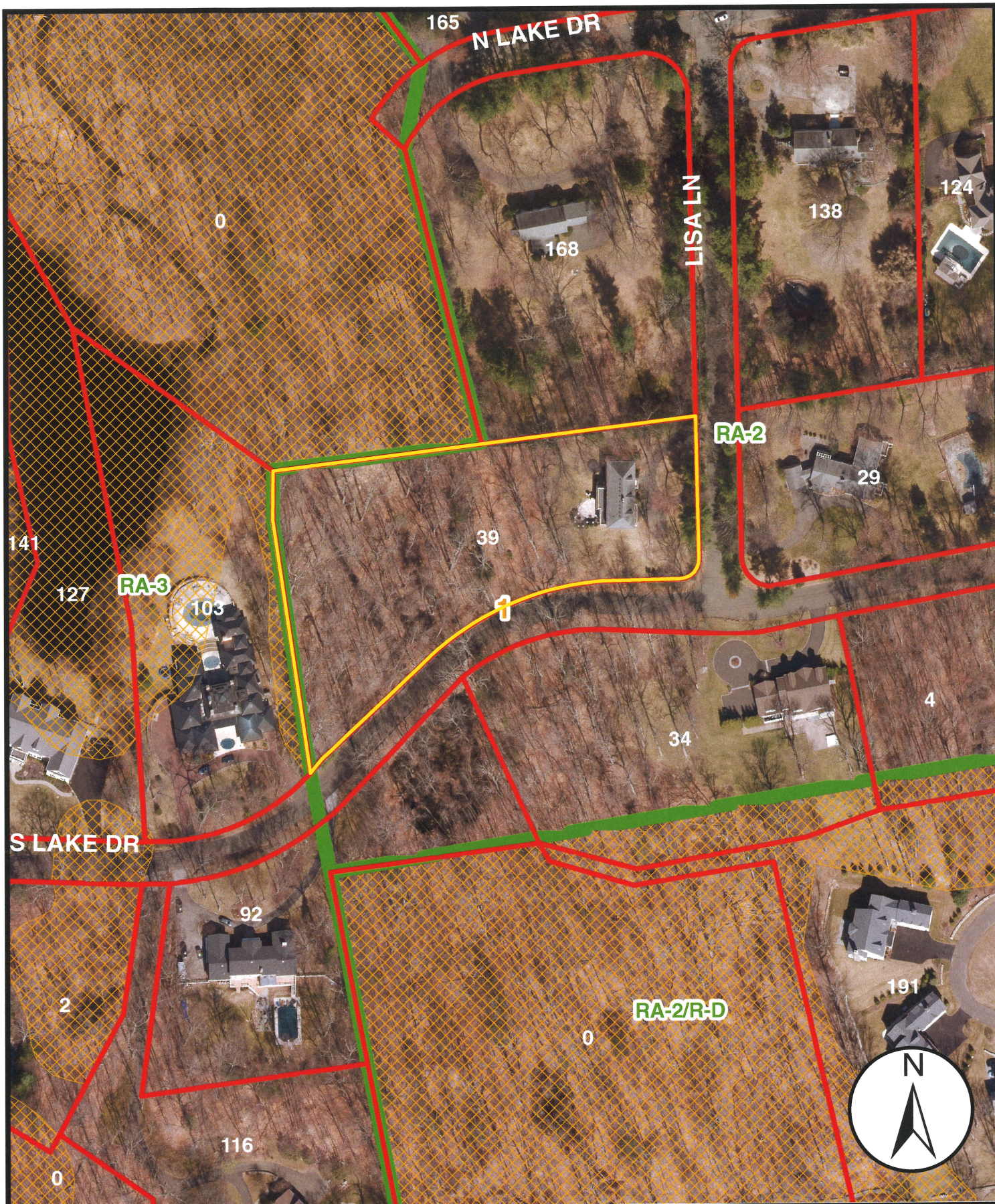
Environmental Protection: _____

Date: _____

CAM Review by:

Zoning Board

ZBA



ZBA Application #025-21
39 Lisa Lane

Date: 6/15/2021

