

**CITY OF STAMFORD
ZONING BOARD OF APPEALS**

Stamford Government Center
888 Washington Blvd.
P.O. Box 10152
Stamford, CT 06904-2152

Coastal Preliminary

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
- Motor Vehicle Approval:**

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

2. Address of affected premises:

11 HALF MOON WAY, STAMFORD, CONNECTICUT 06902

street

zip code

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

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

the structure 50 years or older () yes (X) No

Corner Lots Only: Intersecting Street: N/A

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

3.

Owner of Property: RICHARD G. RICCARDI

Address of Owner: 11 HALF MOON WAY, STAMFORD, CT Zip 06902

Applicant Name: RICHARD G. RICCARDI

Address of Applicant 11 HALF MOON WAY, STAMFORD, CT Zip 06902

Agent Name: JOSEPH J. CAPALBO II

Address of Agent: 1100 SUMMER STREET, STAMFORD, CT Zip 06905

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

Telephone # of Agent 203-324-8882 Telephone # of Owner 973-723-2821

(CONTACT IS MADE WITH AGENT, IF ONE)

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

Presently existing is a single family dwelling on a lot 10,723 square feet in area

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

Applicant is proposing to move the dwelling forward from its existing location closer to the street in an effort to take it out of the flood zone which will result in compliance with the FEMA regulations and allow improvements and updates to the existing dwelling.

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):

Applicant is requesting the following variances: Front Yard from the garage 14.4 feet in lieu of the required 40 feet and 39.4 feet to the street center in lieu of the required 65 feet;

Front Yard and Front Yard to Street Center from the proposed covered porch 21.6 feet and 46.6 feet in lieu of the required 40 feet and 65 feet respectively;

Front Yard and front Yard to Street Center from the bay window 23.5 feet and 48.5 feet in lieu of the required 40 feet and 65 feet respectively; Bay window is Exempt.

East Side Yard 9.6 feet in lieu of the required 10 feet; West side yard 6.3 feet in lieu of the required 10 feet;

Chimney 7.3 feet in lieu of the required 8 feet.

off [Signature] 5/23/21

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 applicant must comply with FEMA regulations in order to update the dwelling constructed in 1975. The dwelling appears to have been originally constructed in accordance with the R-7 1/2 set back requirements. Other than the front yard variances the applicant is maintaining consistent setbacks.

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

The applicant is proposing to move the existing dwelling forward the minimum amount necessary to remove it out of the VE Flood Zone.

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

The entire street and surrounding neighborhood if falling into the same FEMA category and either has addressed or will be required to address the same issues.

SPECIAL PERMIT

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

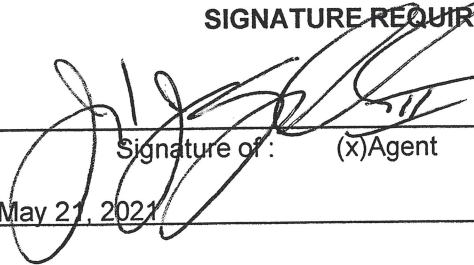
SPECIAL EXCEPTION is requested as authorized by Section(s) N/A of the Zoning Regulations.
Provide details of what is being sought:

MOTOR VEHICLE APPLICATIONS

(Complete this section only for Motor Vehicle/Service Dealers Applications)
Provide details of what is being sought.

N/A

SIGNATURE REQUIRED FOR ALL APPLICATIONS



Signature of: Agent Applicant Owner

Date Filed: May 21, 2021

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**

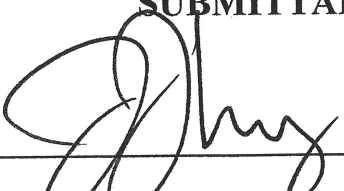
APPLICATION PACKET

Board Members
Claire D. Friedlander, Chair
John A. Sedlak
Nino Antonelli
Joseph Pigott
Lauren Jacobson

Alternate
Ernest Matarasso
Matthew Tripolitsiotis

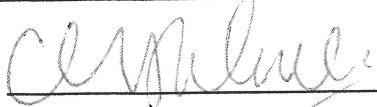
Land Use Administrative Assistant
Mary Judge

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

Zoning Enforcement:  Date: 5/23/21

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

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

Environmental Protection:  Date: 6/2/21

CAM Review by: Zoning Board ZBA

APPLICATION FOR COASTAL SITE PLAN REVIEW

(Please print or type)

PROJECT LOCATION: 11 Half Moon Way, Stamford

PROPERTY OWNER: Richard G. Riccardi

APPLICANT NAME: Richard G. Riccardi

ADDRESS: 11 Half Moon Way

PHONE: (973) 723-2821

CONTACT FOR QUESTIONS: Len D'Andrea (203) 637-1779

ACREAGE OF PROJECT PARCEL: 0.246 Acres (10,723 sq.ft)

SQUARE FEET OF PROPOSED BUILDING: 2070 sq. ft.

ZONING DISTRICT OF PROJECT PARCEL: R-10

PROJECT DESCRIPTION: Lift, advance dwelling outside of FEMA Zone (VE (15') into FEMA Zone AE-(12')-over new foundation with flood vents bringing non-conforming dwelling into conformance with Section 15.B

Coastal resources on which the project is located or which will be affected by the project: (See "Index of Policies" Planning Report 30)

Coastal policies 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

- 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. Resources will be protected during construction with temporary sedimentation and erosion controls.

How is the proposal consistent with all applicable goals and policies of the CAM Act? Decreases impervious site surfaces, brings dwelling into compliance with FEMA and Stamford design regulations, reduces damage risk.

What measures are being taken to mitigate adverse impacts and eliminate inconsistencies with the CAM Act?
(Attach additional sheet if necessary) The installation of controls through construction and proper restoration of disturbed areas.

Applicant Signature: [Signature]
Agent

11 Half Moon Way - Stamford, Connecticut
Richard G. Riccardi

#026-21

Project Summary

The subject property is a waterfront property located on the south side of Half Moon Way. The property is encumbered by two Federal Emergency Management Agency (FEMA) flood zones with the division line between the two running generally through the center of the property. For the westerly half of the property the FEMA flood zone is designated as Zone VE(15'), and the easterly half designated as Zone AE(13').

Currently the first floor elevation is 12.9 feet (NAVD88) with a garage floor of 10.7 feet. The dwelling is non-conforming relative to the minimum design standards established under Section 15.B Flood Prone Area Regulations of the Stamford Zoning Regulations. For the existing dwelling, the design requirements for VE Zones controls.

The design requirements for the VE and AE flood zones are dramatically different and it is the desire of the owner to bring the house into full conformance with Section 15.B. By lifting and sliding the dwelling forward such that the dwelling would be completely outside of the VE Zone and entirely within the AE Zone, the AE Zone design standards would apply. The proposed plan of development is depicted on a plan entitled Grading Plan, prepared for Richard G. Riccardi, dated May 3, 2021.

The plan calls for the dwelling to be lifted to elevation 15.0 feet, and moved forward of the VE Zone. The dwelling would be placed over a new foundation system having a crawlspace elevation of 11.0 feet, and the foundation walls would be equipped with flood vents that would serve to equalize flood pressures and depths within and outside of the foundation in accordance with Section 15.B design standards. If the dwelling were to remain in the same location, the dwelling would have to be lifted to about elevation 18.0 feet with a foundation system designed with breakaway walls. Bringing the dwelling into conformance has life and safety benefits as well as reducing the risk of flood damage from the more frequently occurring costal storms.

Drainage Summary

Under existing conditions, the impervious surfaces include the dwelling (1,967± sf), driveway (685 s.f.), and a rear patio that was installed within the last 10 years, and which was not reviewed by any Stamford land-use agency. Under proposed conditions, the patio will be removed. The relocated dwelling will include a front addition and modest open covered entry increasing the dwelling coverage by about 267 s.f. to a total of 2,243 s.f. The increase is offset by a reduction in the area of the driveway by about 332 s.f.

to a reduced total of 353 s.f. Therefore, the overall level of impervious surfaces would be reduced by about 56 s.f.

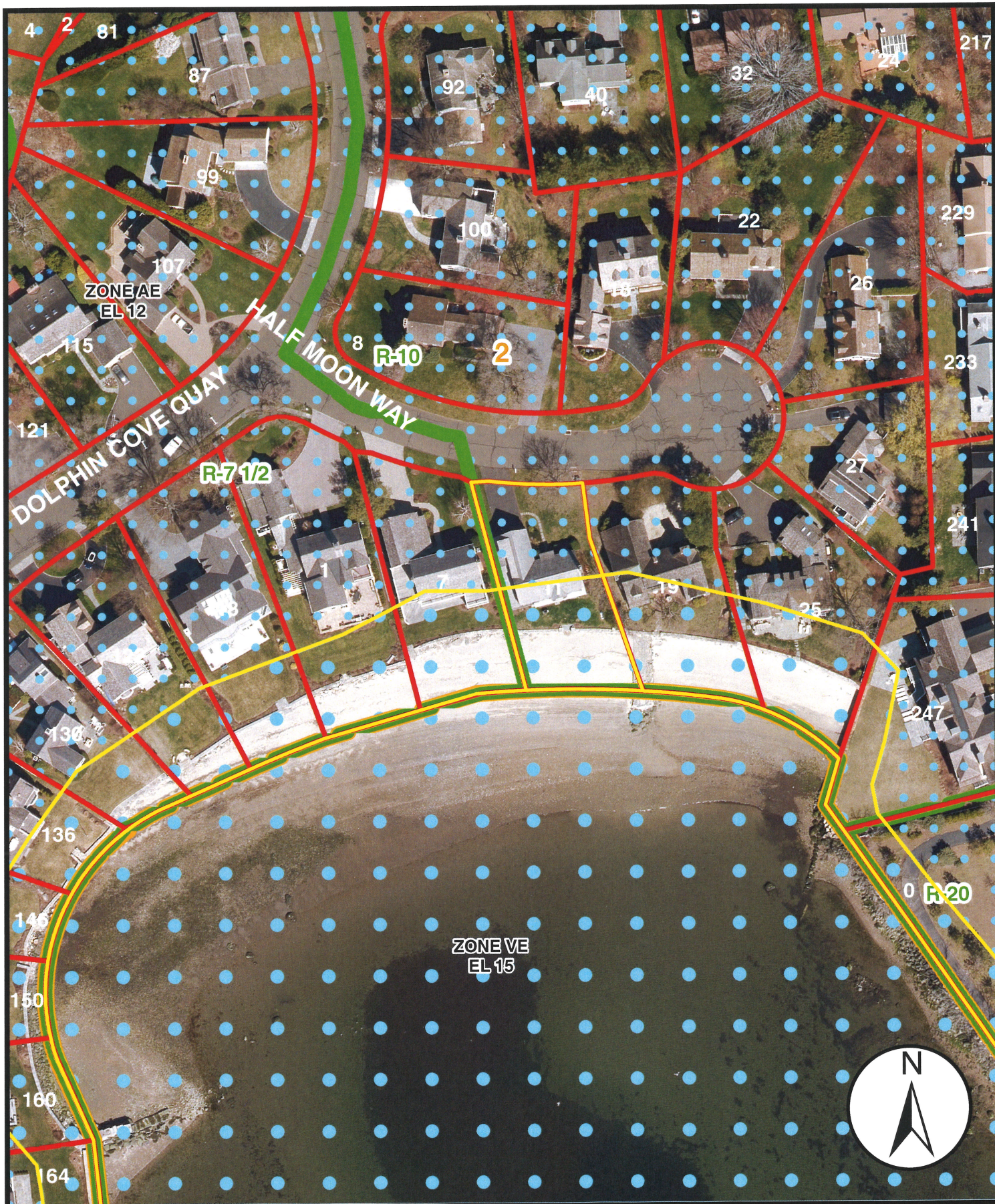
Conclusion

Runoff patterns will remain the same, and roof leaders will discharge over splash pads. Since there will be a decrease in impervious surfaces, it is our professional opinion that the proposed improvements will not cause an adverse impact on local drainage patterns or adjacent properties.

The proposed improvements would bring the non-conforming structure into compliance with the FEMA National Flood Insurance Project and the more restrictive design standards outlined in Section 15.B Flood Prone Area Regulations of the Stamford Zoning Regulations.

Joseph M. D'Andrea PE

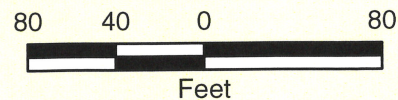
5-21-21



ZBA Application #026-21
11 Half Moon Way

Date: 6/15/2021

1 inch = 83 feet

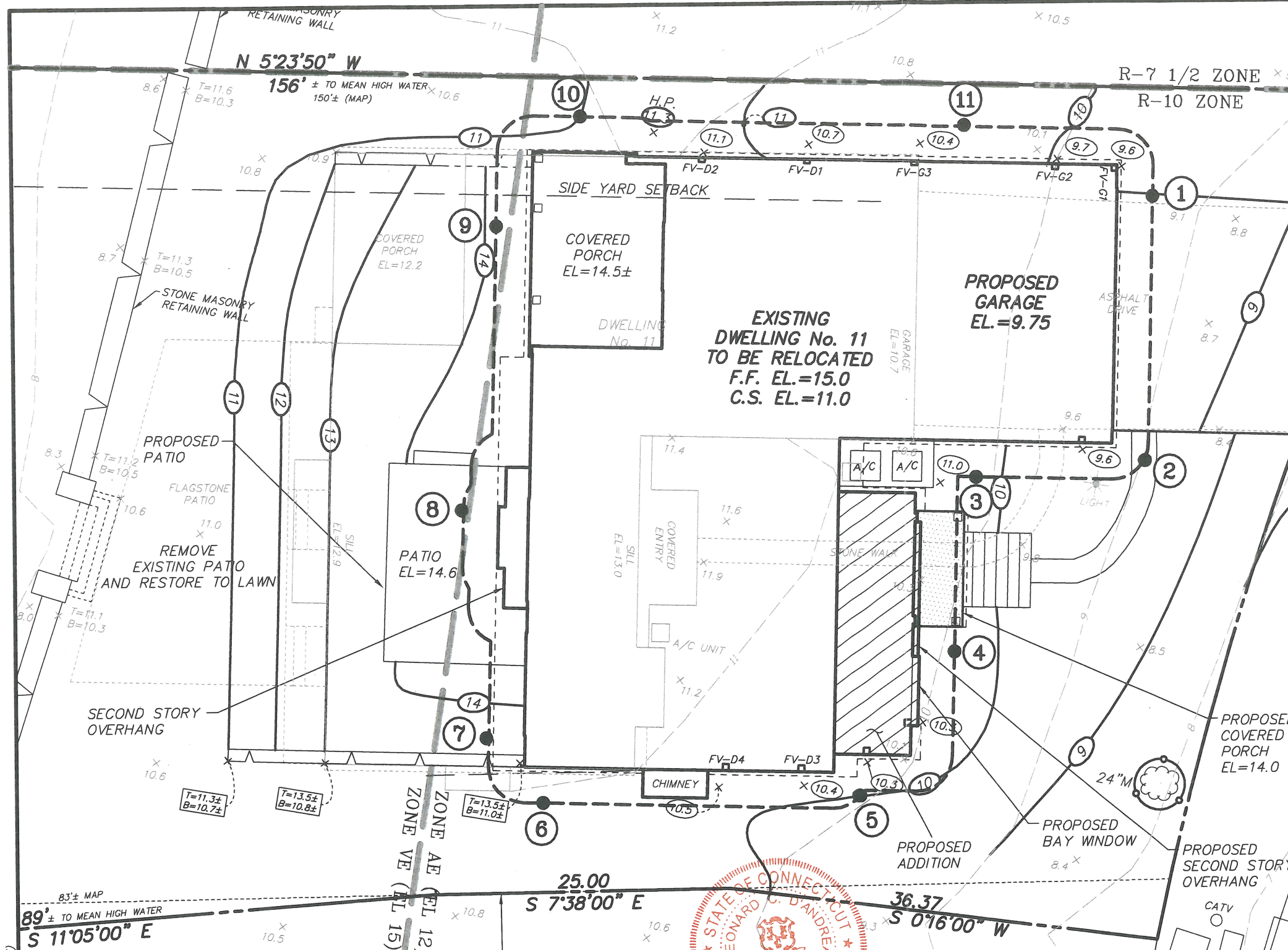


BLOCK No. 150

AREA=10,723 S.F. (TO MHW)

LAND LIES IN "R-10" ZONING DISTRICT

MERIDIAN OF RECORD



AVERAGE GRADE ANALYSIS DWELLING No. 165		BUILDING HEIGHT SUMMARY	
3 Ft Envelope O/S Line		Ridge Peak EL = 36.7 ft.	
Station	Proposed Elevation (ft)	Eave EL = 31.0 ft.	
1	9.6	Mid-Ridge EL = 33.9 ft.	
2	9.6	Mid-Ridge EL = 33.9 ft.	
3	10.2	Grade Plane EL = 11.2 ft.	
4	10.2	Building Height = 22.7 ft.	
5	10.0		
6	10.5		
7	13.5		
8	14.6		
9	14.2		
10	11.0		
11	10.3		
TOTAL	123.7	Avg = $\Sigma/9$	11.2
		Average grade elevation = 11.2	

#026-21

NOTE:

Contours and elevations depicted hereon are based on the North American Vertical Datum of 1988 (NAVD 88).

D'ANDREA SURVEYING & ENGINEERING, PC

- LAND PLANNERS
- ENGINEERS
- SURVEYORS

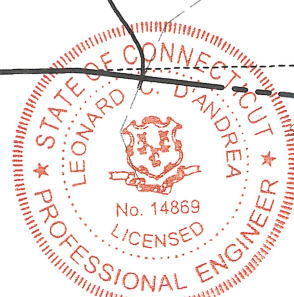
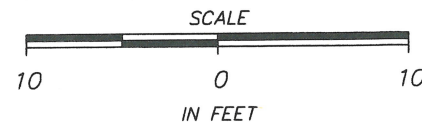
P.O. BOX 549 RIVERSIDE, CT 06878 6 NEIL LANE TEL. 637-1779

PROJECT	RESIDENTIAL DEVELOPMENT ZBA APPLICATION
PREPARED FOR	RICHARD G. RICCARDI
LOCATION	11 HALF MOON WAY STAMFORD, CONNECTICUT
	GRADE PLANE PLAN PROPOSED CONDITIONS

LEGEND:

- - - - -30- - - - EXISTING CONTOUR
- x 25.3 EXISTING SPOT ELEVATION
- x (25.3) PROPOSED SPOT ELEVATION
- FF FIRST FLOOR
- ① GRADE PLANE ANALYSIS BUILDING SIDE DESIGNATION
- 3' GRADE PLANE LINE
- PROPERTY LINE

CONTOUR INTERVAL = ONE FOOT
1 INCH = 10 FEET



REV.	DATE	DESCRIPTION
0	5-6-21	PROPOSED RENOVATIONS

LEONARD C. D'ANDREA, CT. PE No. 14869

Leonard C. D'Andrea ENGINEER 5-6-21 DATE

ONLY COPIES OF THIS PLAN BEARING AN ORIGINAL IMPRINT OF THE ENGINEER'S EMBOSSED SEAL ARE TRUE, VALID COPIES.

20LW_SOUTHQUAY_CP_00_REV0.DWG (GLT)

20LW