

#002-24

Application # _____

Coastal

**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:

49 Sea Beach Drive

06902

street

zip code

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

Block: 163 Zone: R-10 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: William & Catherine Galvin

Address of Owner: 49 Sea Beach Drive, Stamford, CT Zip 06902

Applicant Name: William & Catherine Galvin

Address of Applicant: 49 Sea Beach Drive, Stamford, CT Zip 06902

Agent Name: _____

Address of Agent: _____ Zip _____

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

Telephone # of Agent _____ Telephone # of Owner 203-912-9268

(CONTACT IS MADE WITH AGENT, IF ONE)

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

Single family house, Garage

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

New 36' x 16' inground pool, associated pool equipment, inground spa, patio, gas fire pit,
and outdoor kitchen. Legalize generator location.

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 - Subsection 3.B (Defined Terms) - Accessory Structure

Request to have a new inground pool, associated pool equipment, spa, patio, gas fire pit,
outdoor kitchen and generator located in a Front Yard.

Section 3 - Subsection 3.B (Defined Terms) - Lot, Through
and Appendix B, Table II

Request to have the generator located 35' from Front Street Line in lieu of the required
40' in an R-10 Zone.

DO NOT WRITE ON BACK OF PAGE

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 property is defined as a through lot. It has two (2) front yards and two (2) side yards,
with no rear yard.

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

If the property had a rear yard, a variance would not be required for the proposed structures. The sides yards are too small to accomodate the proposed work. The actual front yard (where the front door is located) is not allowed accessory structures per code. What is actually the rear yard (all land behind the back wall of the house to Rockledge Private Drive) is considered a front yard by code. For those reasons, variance approval is needed so as not to deprive the homeowner reasonable use of the land.

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

The items requested are all typical features found in residential neighborhoods.

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:

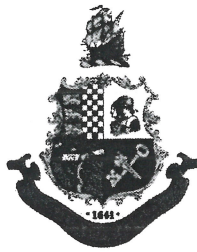
SIGNATURE REQUIRED FOR ALL APPLICATONS



Signature of: Agent Applicant Owner

Date Filed: 12-13-23

Zoning Enforcement Officer Comments:



**CITY OF STAMFORD
ZONING BOARD OF APPEALS**

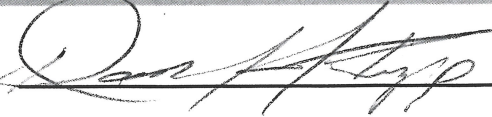
APPLICATION PACKET

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.

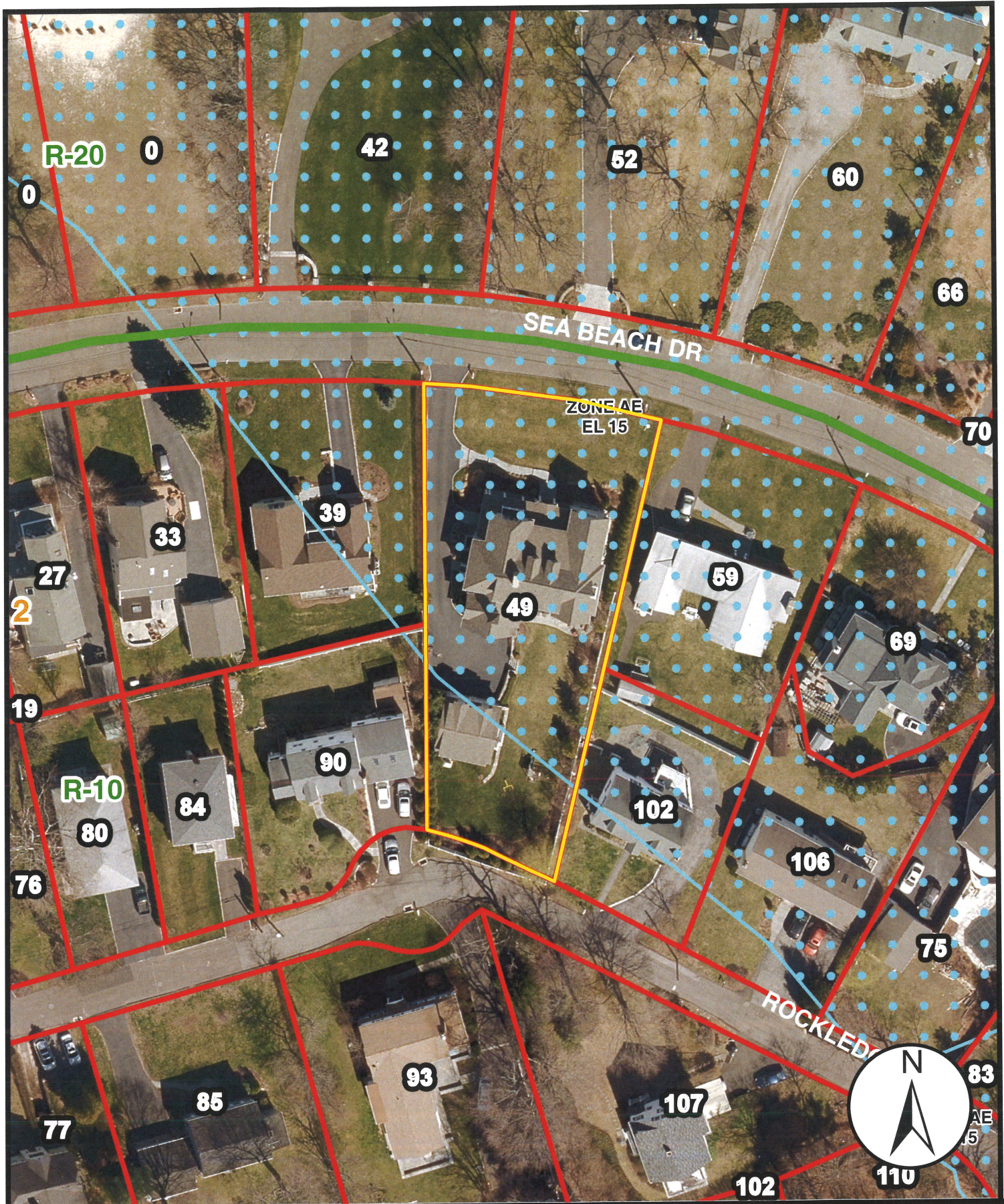
Zoning Enforcement:  Date: 12/23/23

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

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

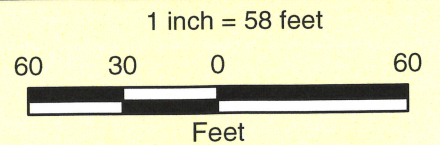
Environmental Protection: _____ Date: _____

CAM Review by: Zoning Board ZBA _____



ZBA Application #002-24
49 Seabeach Drive

Date: 1/5/2024



R-10 ZONE BUILDING SETBACK REQUIREMENTS

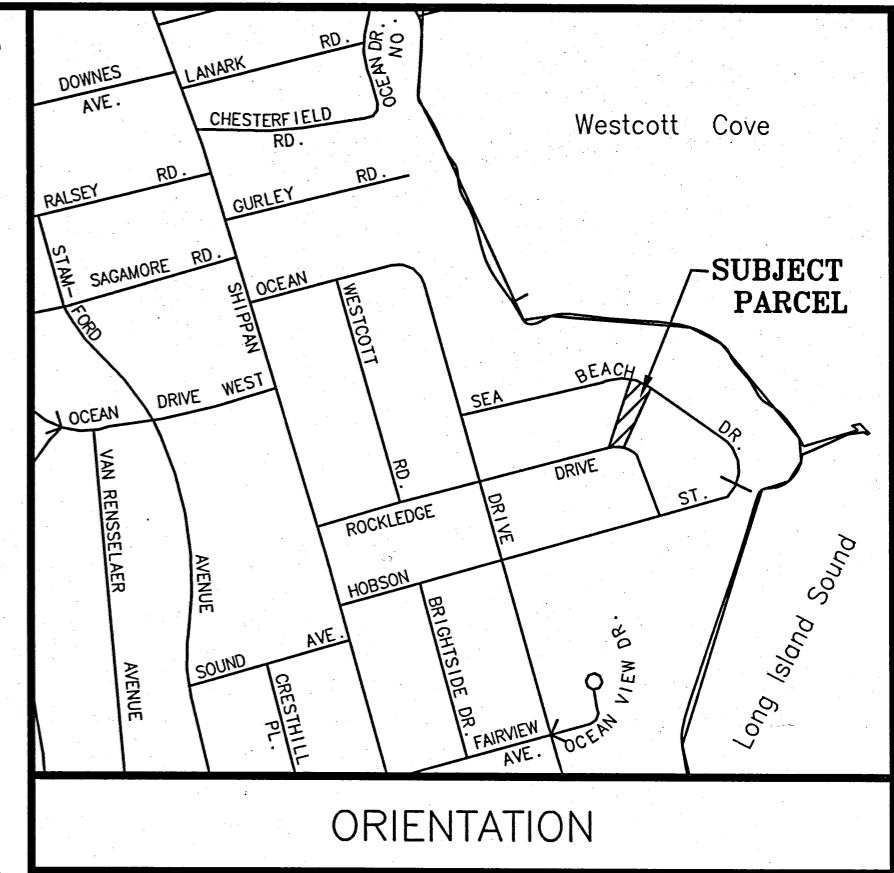
- Front Street Line Setback..... 40'
- Center Line Of Street Setback..... 65'
- Rear Yard Setback..... 30'
- Side Yard Setback..... 10' W/ Total Of.... 20'
- Max. Building Coverage.....20% Of Lot Area

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

LOT, THOUGH-A Lot having both front and Rear Yards abutting on a Street. Front Yard requirements shall be maintained on both street frontages, when the minimum depth of the Lot is greater than one hundred and twenty feet (120').

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

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



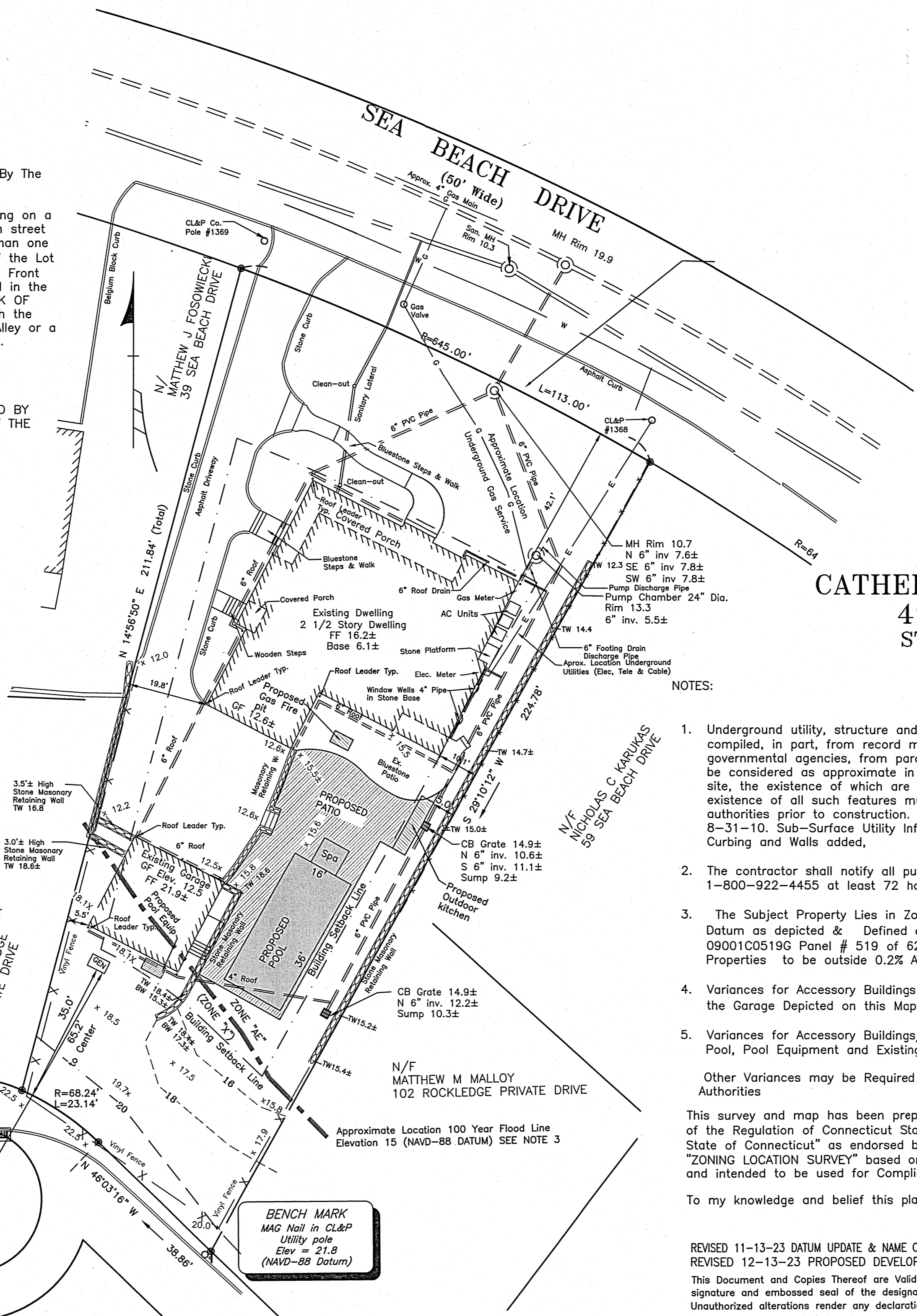
#002-24

PLOT PLAN
 PREPARED FOR
CATHERINE & WILLIAM GALVIN
49 SEA BEACH DRIVE
STAMFORD, CONNECTICUT



LEGEND

Existing	
Spot Elevation	x 100.0
Contour	100
Storm Drain	=====
Sanitary Sewer	=====
Gas Main	g
Water Main	w
Electric	e
Stone Wall	-----
Concrete Wall	-----
Fence	x x
Guard Rail	-----
Catch Basin (In Curb)	⊠
Catch Basin (Flush)	⊠
Irrigation Control Valve	⊠
Traffic Signal Pole	⊠
Geoprobe Boring	⊠
Rock Outcrop	⊠
Manhole	⊙
Yard Drain	⊠
Light Pole	⊠
Sign	⊠
Tree	⊠
Gas Box	⊠
Water Box	⊠



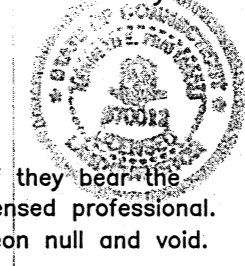
- NOTES:**
- Underground utility, structure and facility locations depicted and noted here have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parol testimony and from other sources. These locations must be considered as approximate 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. NOTE - Subject Parcel Was Under Construction as of 8-31-10. Sub-Surface Utility Information Provided by Builder. Revised 10-14-10 Utilities, Curbing and Walls added,
 - 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.
 - The Subject Property Lies in Zone "AE" Base Flood Elevations Determined to be 15 NAVD-88 Datum as depicted & Defined on FEMA FIRM Fairfield County, City of Stamford Community # 09001C0519G Panel # 519 of 626 Effective Date JULY 8, 2013 and the balance Lies Zone "X" Properties to be outside 0.2% Annual Chance Flood plain,
 - Variances for Accessory Buildings in the Front Yard and A side yard variance was Granted for the Garage Depicted on this Map. Refer to ZBA APPL#048-09 and ZBA APPL#011-10
 - Variances for Accessory Buildings/structures in a Front Yard are requested for the Proposed Pool, Pool Equipment and Existing generator depicted on this map
- Other Variances may be Required pending the Review and Approval by the appropriate Governing Authorities

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 "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.

REVISED 11-13-23 DATUM UPDATE & NAME CHANGE
REVISED 12-13-23 PROPOSED DEVELOPMENT

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: *Edward J. Frattaroli*
FOR: EDWARD J. FRATTAROLI, INC.
 Land Surveyors • Consultants • Land Planners
 STAMFORD, CONNECTICUT AUGUST 31, 2010

Refer To:
 Lot No. 24
 Map No. 286 S.L.R.
 Area = 18,651 Sq. Ft.
 Existing Dwelling and Garage
 Covers 20.0% of Lot Area
 Scale: 1" = 20'

BENCH MARK
 MAG Nail in CL&P
 Utility pole
 Elev = 21.8
 (NAVD-88 Datum)