

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

M. J. Judge
2/19/21

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:

33 Havemeyer Ln Old Greenwich/Stamford CT 06870
street zip code

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

Block: 12536933 Zone: R5 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 Premises is in Greenwich + Stamford

3. Owner of Property: Vitaly Tropp

Address of Owner: 33 Havemeyer Ln Old Greenwich Zip 06870

Applicant Name: ~~Jon~~ Vitaly Tropp

Address of Applicant 33 Havemeyer Ln Old Greenwich Zip 06870

Agent Name: Jonathan Martin, Esq

Address of Agent: 279 Sound Beach Ave Old Greenwich Zip 06870

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

Telephone # of Agent 203.216.9991 Telephone # of Owner 203 530-3869

(CONTACT IS MADE WITH AGENT, IF ONE)

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

Single family home, attached garage
+ deck

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

200 sq/ft addition, 2ND Floor above existing deck, 10" x 20". Proposed addition is on the eastern side of lot, entirely in Stamford

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):

Table III, appendix B

Rear yard setback requirements

~~Variance of setbacks as existing home is located on the municipal line dividing Greenwich + Stamford~~

Portion of lot in Stamford considered an interior lot per JL, proposal is 9.0 feet in lieu of the 30.0 feet required.

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 setbacks are being measured from the municipal border and the existing structure was built on the municipal border predating this zoning regulation (1927).

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

with the existing structures bisecting a municipal border
there is no other way

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

If not for the municipal border the lot and
addition would be compliant w/ zoning regulations

SPECIAL PERMIT

(Complete this section only for special exceptions)

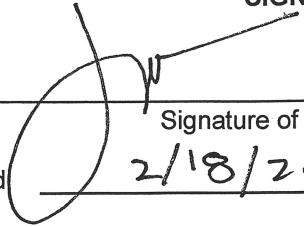
SPECIAL EXCEPTION is requested as authorized by Section(s) _____
of the Zoning Regulations.

Provide details of what is being sought:

MOTOR VEHICLE APPLICATIONS

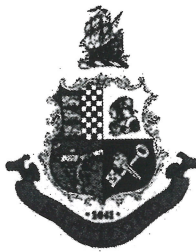
(Complete this section only for Motor Vehicle/Service Dealers Applications)
Provide details of what is being sought.

SIGNATURE REQUIRED FOR ALL APPLICATIONS


Signature of : (✓) Agent () Applicant () Owner

Date Filed 2/18/2021

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**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**

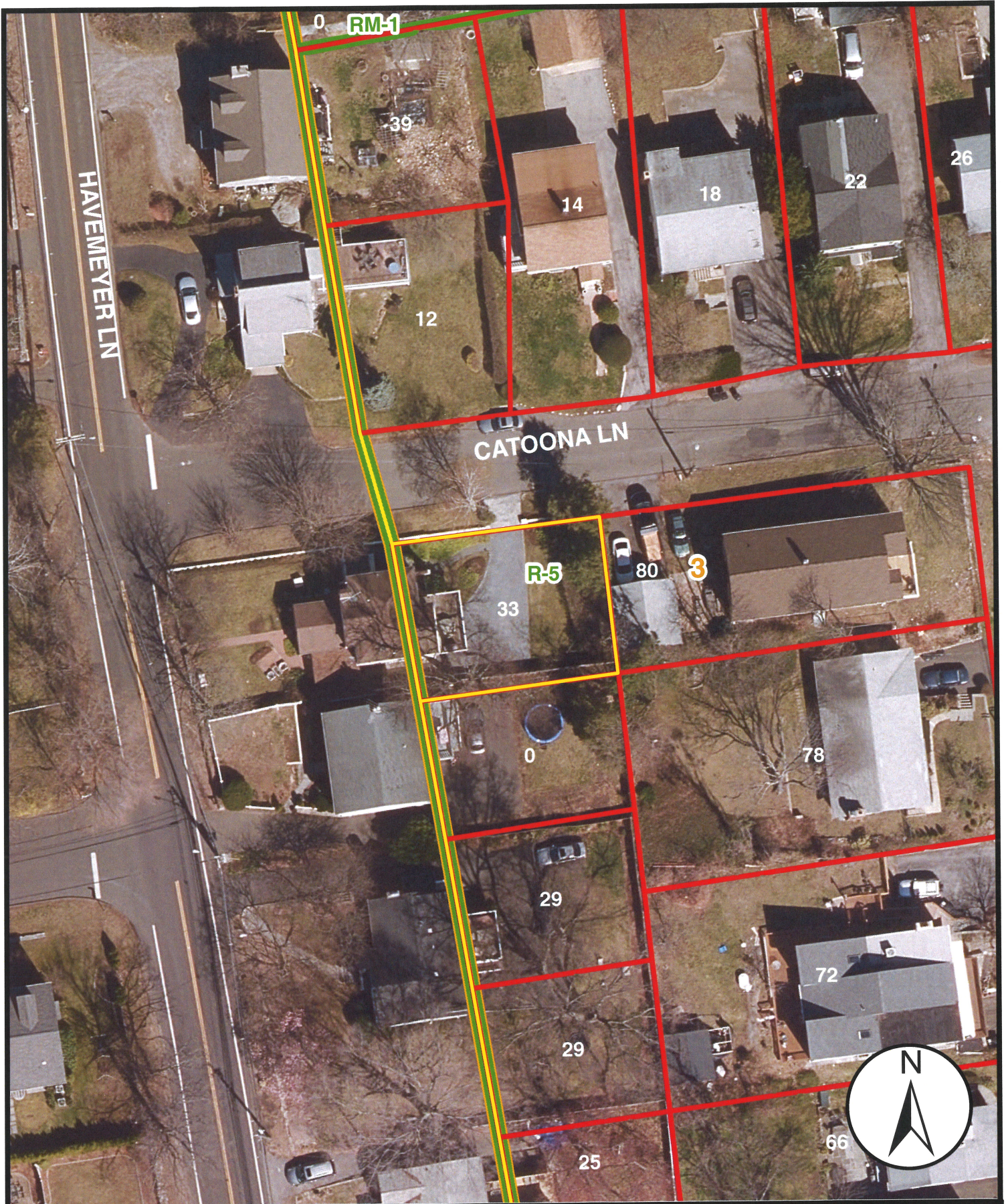
Zoning Enforcement:  Date: 2/25/21

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 #009-21
33 Havemeyer Lane

Date: 3/8/2021

1 inch = 42 feet

