

ZBA STAFF REVIEW

Date Received: 9/30/20

PID #: B01016000

ZBA #: 20-00689

Property Address: 9 Surf Road

Zone: A

Applicant: Patricia Miller

Owner: THOM CHRISTOPHER DUGDALE & NICOLA

House Photo taken 6-2-20



Legal Description of the Project:

To convert lower level to storage and bring into FEMA compliance; to construct a new second floor, new front entry, addition over covered porch, pergola, bbq and expand pool over building and total coverage and over allowable building height in Residential A zone.

Variances Needed:

§13-5, Height;

§6-3.3, Non-Conforming Height

History:

Does this work constitute New Construction Definitions per §5? Yes No

Excavation & Fill Appl. Required? Yes No

P&Z Site Plan/ Special Permit Appl. Required? Yes No

Is this Application eligible for a Site Plan Waiver per § 43-5.2? Yes No

CAM? Yes No Is CAM Site Plan Required? Yes No List Sections: §31-10.6.4

Is ARB review required? Yes No

For Properties in Flood Zone:

Flood Zone/ Elevation (BFE): AE 13 + 1 = 14'

Proposed First Floor Elevation: 21.3'

Existing Average Grade: 12.1'

Additional Height earned per §6-3.3: 0.9'

Lot Area:

Gross Lot Area: 22,340 SF

Net Lot Area: 19,615 SF

Wetlands

Steep Slopes

ZONE:	Variance?	Conforming?	Proposed	Existing	Required/ Allowed
Building Coverage:	YES	NO	15.56% 3,052 SF*	14.05% 2,734 SF	15% 2,942 SF
Total Lot Coverage:	YES	NO	23.83% 4,174 SF *	25% 4,903 SF	26.06% 5,112 SF
Setbacks:					
Front:	NO	YES			
Side:	NO	YES			
Rear:	NO	YES			

Signs:

Existing:

Required:

Proposed:

Additional Information & Notes:

Non-Conversion Agreement needed to be recorded on land records before zoning permit issuance. A.C Unit and portion of patio in side setback legalized per CGS §8-13a.

Proposed building height is 36.6' from average existing grade to peak of flat roof. 26.9' permitted per §6-3.3.

205 SF (135 front and 70 rear) exempt from building coverage per §6-2.2.

* Includes 205 SF permitted.

This application is now complete

Zoning Official Signature: *Michelle Perillie*

Date: 10/9/20 REV 10/14/20