

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
- Motor Vehicle Approval:
 - New Car Dealer Used Car Dealer General Repairer Limited Repairer Gasoline Station

2. Address of affected premises:

42 Nichols Ave. 06905
street zip code

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

Block: 359 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: David J Pasard

Address of Owner: 42 Nichols Ave. Zip 06905

Applicant Name: David J Pasard ~~06905~~

Address of Applicant 42 Nichols Ave. Zip 06905

Agent Name: _____

Address of Agent: _____ Zip _____

EMAIL ADDRESS: PASARD@OPTONLINE.NET
(Must be provided to receive comments from letters of referral)

Telephone # of Agent _____ Telephone # of Owner 203-219-6701

(CONTACT IS MADE WITH AGENT, IF ONE)

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

~~NA~~ Single family dwelling

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

Single family residence. ~~See plans for~~
~~dimensions~~ Second story addition with
enlarged front porch. (And rear addition with
deck (DOES NOT need variance)
rear)

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):

Seeking a variance Table III, appendix B
to allow a front yard set back of 19^{feet} - 6^{inches}" in
lieu of the 40' required from the front street
line. And a variance of the center of the street
line of 44 feet 6 inches in lieu of the 65 feet
required.

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:

Building over the existing structure in the
current setback.

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

~~Proposed addition~~ To maintain structural
support & architectural aesthetic.

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

Proposed addition will compliment the character
of current neighborhood. And encroaches no more
than the existing structure.

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

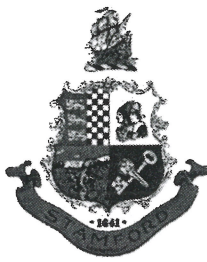
Date Filed: 10-26-2021

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:



CITY OF STAMFORD
ZONING BOARD OF APPEALS

APPLICATION PACKET

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

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.

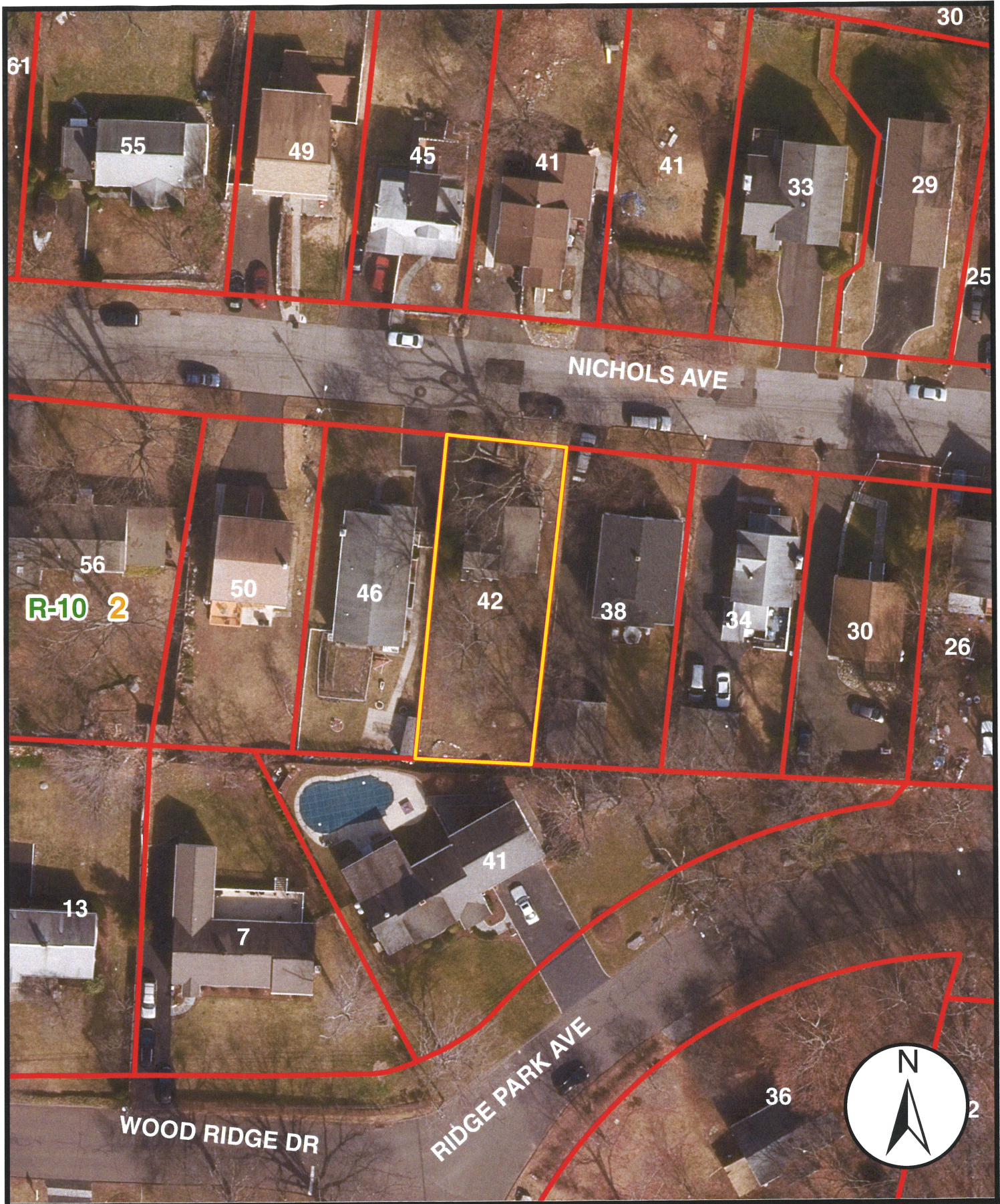
Zoning Enforcement: Sublet Date: 10/26/2021

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

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

Environmental Protection: [Signature] Date: 10/26/21

CAM Review by: _____ ZBA



ZBA Application #035-21
42 Nichols Avenue

Date: 11/3/2021

