

**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 Exception
- 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:

329 Glenbrook Road 06902
street zip code

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

Block: 0299 Zone: R-7 1/2 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: 329 Glenbrook Rd LLC (Paul Mendez, Pres)

Address of Owner: 329 Glenbrook Rd Zip 06902

Applicant Name: Anthony P. Strazza III

Address of Applicant: 125 Knox Rd Zip 06907

Agent Name: Anthony P. Strazza III

Address of Agent: 125 Knox Rd Zip 06907

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

Telephone # of Agent 203 249 634 Telephone # of Owner _____

(CONTACT IS MADE WITH AGENT, IF ONE)

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

Two Family Dwelling and two car detached garage - Two family dwelling is Legal Non-conforming

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

2 Story 116 sq' addition to rear of existing 2 Family dwelling - raise existing roof Line to match addition roof Line

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):

A Variance of Section 10-Non Conforming Uses 10.0A - to allow an expansion of a legal non conforming two-family structure - The Expansion will be two story addition of 116 sq' feet per Floor.

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 building is legal non-conforming and the variance would allow reasonable use of the property.

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

The variance asked for is the minimum needed to allow for the expansion

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

The variance would allow for a small increase in area and the number of families will not change

SPECIAL EXCEPTION

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

The proposed height and area are allowed in the R-7 1/2 zone

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: _____

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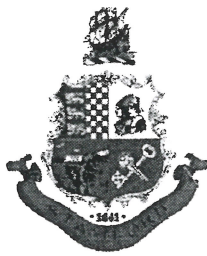
Zoning Enforcement Officer Comments:

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:

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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 R. Pigott

Alternate
Ernest Matarasso
Matthew Tripolitsiotis

Land Use Administrative Assistant
Mary Judge

ALL APPLICATIONS MUST BE REVIEWED BY
ZONING ENFORCEMENT
PRIOR TO ZBA SUBMITTAL

Application review Monday - Friday 8:00AM – 12:00 noon

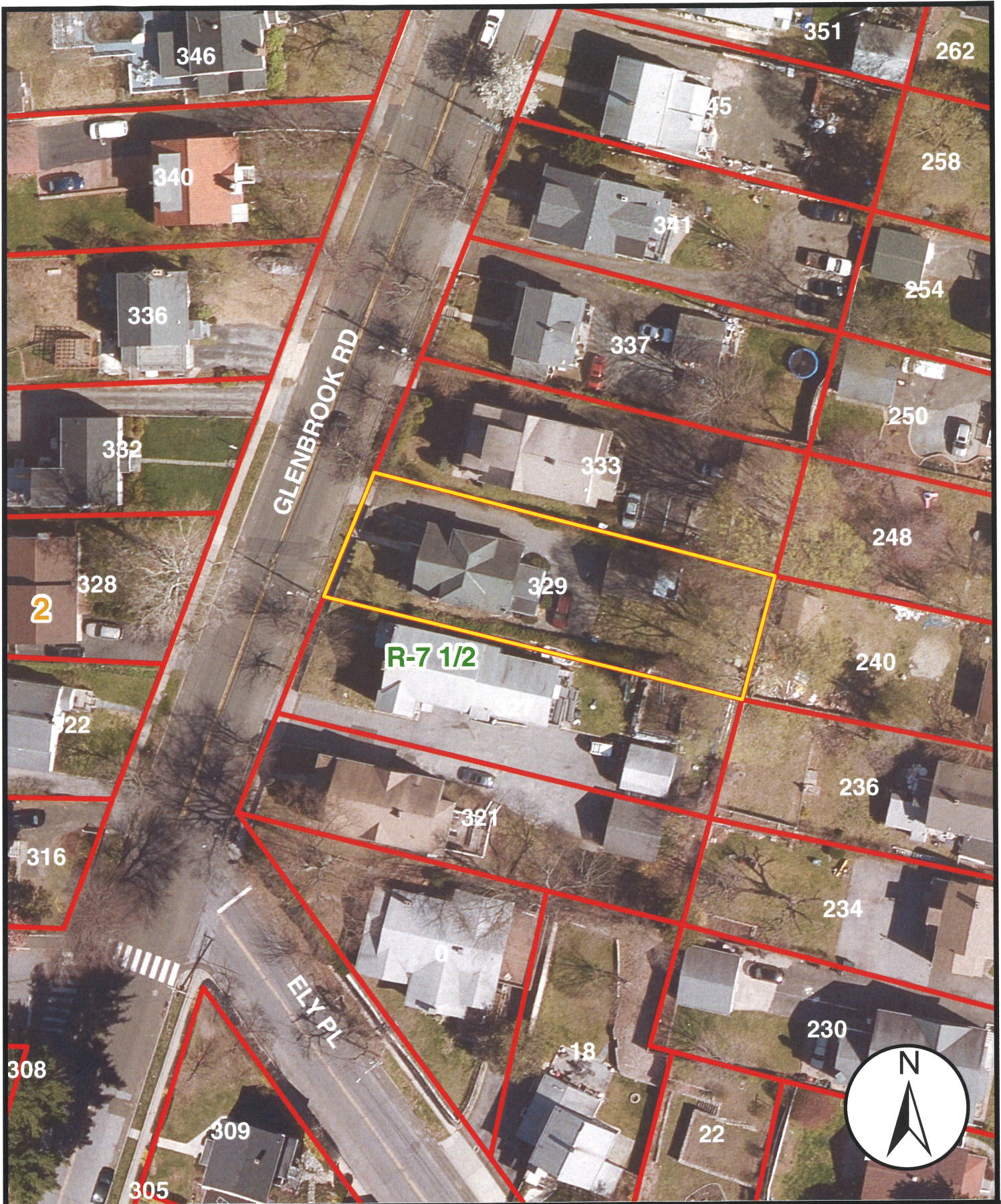
Zoning Enforcement: [Signature] Date: 9/29/2021

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: _____ Date: _____

CAM Review by: Zoning Board ZBA



ZBA Application #036-21
329 Glenbrook Road

Date: 11/3/2021

1 inch = 50 feet

