

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](mailto:mjudge@stamfordct.gov)

RECEIVED

OCT 29 2021

PLEASE PRINT ALL INFORMATION IN INK

ZONING BOARD  
OF APPEALS

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:

84 Fairview Avenue

street

06902

zip code

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

Block: 171 Zone: R-20 Sewered Property (X) yes ( ) no

Is the structure 50 years or older (X) yes ( ) No

Corner Lots Only: Intersecting Street: N/A

Within 500 feet of another municipality: No (X) Yes ( ) Town of \_\_\_\_\_

3.

Owner of Property: Molly Adams and Alex Mautone

Address of Owner: 84 Fairview Avenue, Stamford, CT Zip 06902

Applicant Name: Molly Adams and Alex Mautone

Address of Applicant 84 Fairview Avenue, Stamford, CT Zip 06902

Agent Name: John F. X. Leydon, Jr., Esq. Law Office of John F. X. Leydon, Jr., LLC

Address of Agent: 350 Bedford Street, Suite 403, Stamford, CT Zip 06901

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

Telephone # of Agent (203) 487-3995 Ext 1 Telephone # of Owner (732) 977-7424

(CONTACT IS MADE WITH AGENT, IF ONE)

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

One single family home and one shed.

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

The applicant proposes to construct an addition as depicted on the plans submitted herewith. That addition will accommodate living space including a bathroom.

**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):

- i) Variance from Table III, Appendix B to allow a side yard setback of 8.4 feet in lieu of the 20.0 feet required.
- ii) Variance from Table III, Appendix B to allow a total side yard setback of 15.6 feet in lieu of the 35.0 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 irregular shape of the premises leads to the minimal variances requested.

To addition, the home on the premises was built in approximately 1931 and, therefore, predates the enactment of the Zoning Regulations. The strict enforcement of the zoning regulations would allow for a compliant building footprint that could not practically support a home structure.

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

The proposed addition would result in a home harmonious in size with the other homes in the area. If granted the addition to coverage would occupy only 65 square feet.

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

The aesthetically pleasing addition would compliment the neighborhood. In addition this Board previously granted a variance which allowed for the construction of a deck.

**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**

*Molly Adams and Alex Mantore*

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

Date Filed: October 28, 2021

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CITY OF STAMFORD  
ZONING BOARD OF APPEALS

APPLICATION PACKET

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

Alternate  
Ernest Matarasso  
Matthew Tripolitsiotis

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:

10/29/21

Is the project situated in the coastal boundary?

Yes  No  *As per RT*

Is the project exempt from the coastal regulation?

Yes  Exemption # Section 15.A.1.j(2) No ( ) N/A ( )

Environmental Protection:

*Land Use Bureau Chief*

Date:

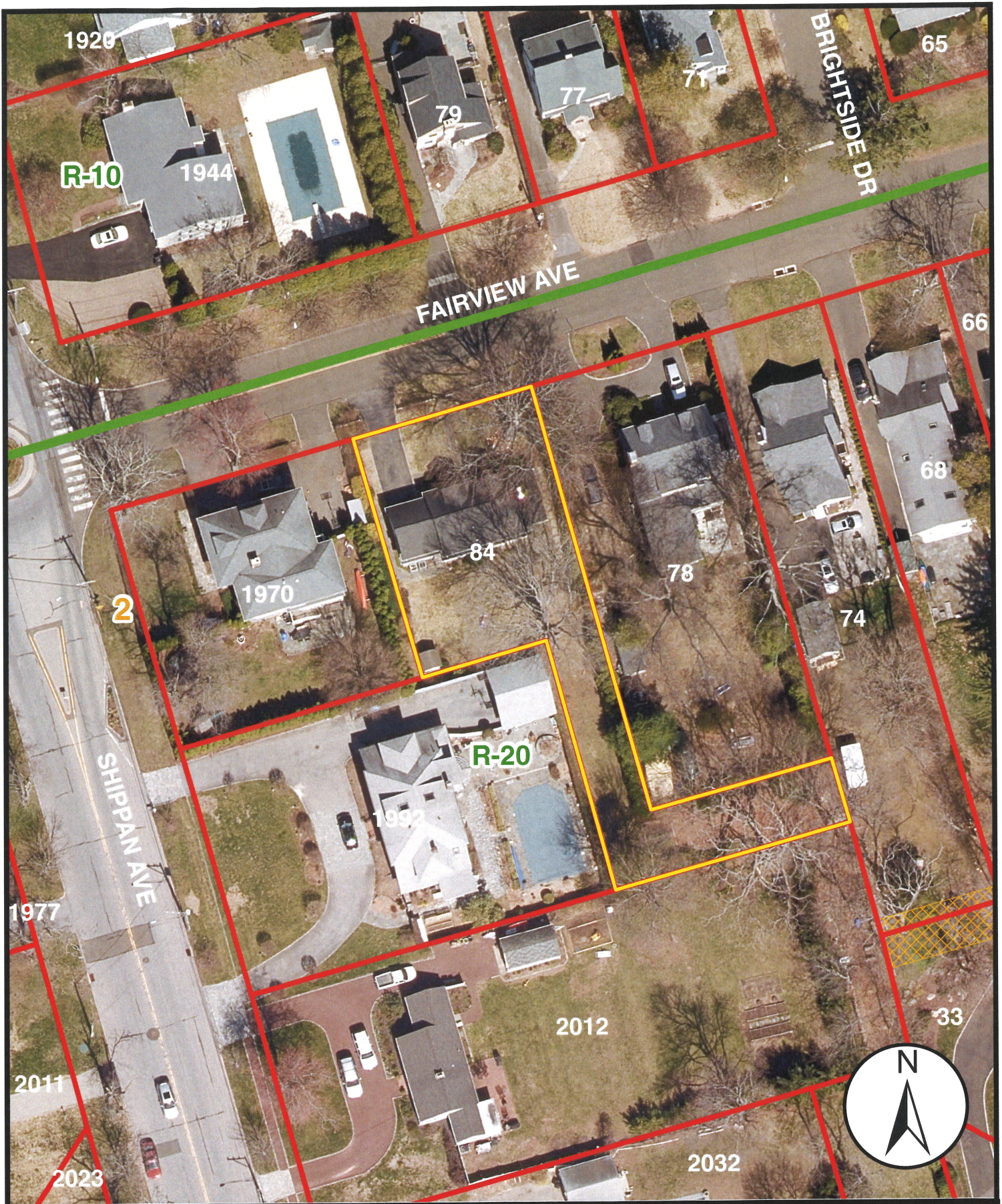
10/29/21

CAM Review by:

Zoning Board

ZBA





**ZBA Application #038-21**  
**84 Fairview Avenue**

Date: 11/3/2021

1 inch = 50 feet

