



MAYOR
Caroline Simmons

LAND USE BUREAU CHIEF
Ralph Blessing

CHAIR
Joseph Pigott

BOARD ADMINISTRATOR
Mary Judge

CITY OF STAMFORD, ZONING BOARD OF APPEALS
888 WASHINGTON BOULEVARD
STAMFORD, CT 06904-2152
203-977-4160

RECEIVED

JAN 5 2022

LAND USE

DATE: January 5, 2022
TO: Planning Board
F. Petise, Transportation
Environmental Protection Board
S. Kiskan, Engineering
FROM: Zoning Board of Appeals
RE: Referrals

In accordance with the Section 19 of the Zoning Regulations, the following applications and maps are being referred to your agency for comments:

#001-22	63 Hickory Way
#002-22	0 Hope Street aka 351 Hope Street
#003-22	45 Sagamore Road

Please respond by February 4, 2022

SINGLE FAMILY HOUSE WITH WOOD DECK, BRICK PATIO AND SHED

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

RENOVATION / ALTERATION OF EXISTING SINGLE FAMILY HOUSE, CREATE
A USABLE FUNCTIONAL GARAGE FOR TODAY'S STANDARDS AND ADDING A SECOND FLOOR

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):

VARIANCE OF TABLE III, APPENDIX "B" (SIDE YARD SETBACK) AS DEFINED
IN THE CITY OF STAMFORD ZONING REGULATIONS ARE REQUESTED
FOR THE GARAGE PORTION AND SECOND FLOOR ADDITION AS DETICED
ON MAP, 10'-0" MINIMUM SIDE YARD SETBACK ALLOWED
(6.9') REQUESTED FOR GARAGE/SECOND FLOOR PORTION OF
HOUSE ASKING FOR TOTAL YARD SETBACK OF 16.9'
IN LTV OF 20.0' PROVIDED

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:

THE USUAL HARDSHIP IS THAT WE ARE CREATING A BOUNDARY TO HAVE A FUNCTIONAL
GARAGE, THE EXPANSION OVER THE GARAGE IS TO CREATE USABLE LIVING SPACE.

DO NOT WRITE ON BACK OF PAGE

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

VARIANCE IS REQUESTED TO CREATE A FUNCTIONAL GARAGE IN TODAY'S CAR STANDARDS AND TO CREATE USABLE LIVING SPACE.

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

GRANTING THE VARIANCE WOULD ALLOW THE HOME OWNER TO USE A FUNCTIONAL GARAGE AND LIVING SPACE. GRANTING WOULD NOT BE INJURIOUS TO THE NEIGHBORHOOD

(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 APPLICATONS



Signature of: Agent Applicant Owner

Date Filed: _____

DO NOT WRITE ON BACK OF PAGE

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:

DO NOT WRITE ON BACK OF PAGE



**CITY OF STAMFORD
ZONING BOARD OF APPEALS**

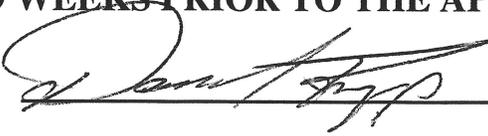
APPLICATION PACKET

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:  Date: 12/1/2021

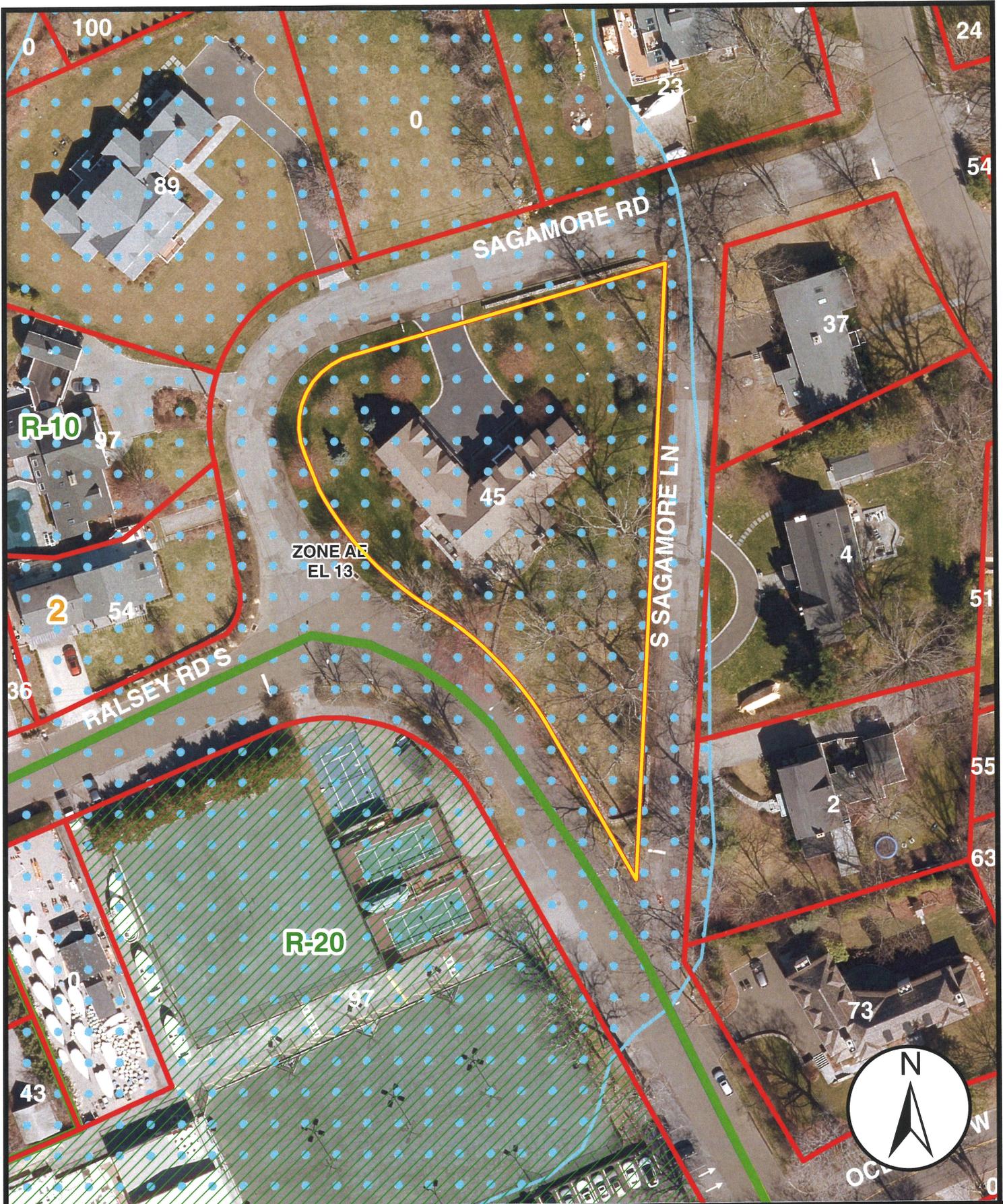
Is the project situated in the coastal boundary? Yes () No ()

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

Environmental Protection: _____ Date: _____

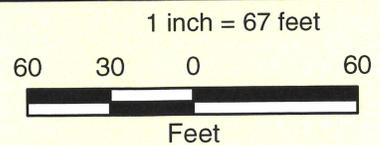
CAM Review by: _____ ZBA

Zoning Board



ZBA Application #003-22
45 Sagamore Road

Date: 1/10/2022



R-10 ZONE

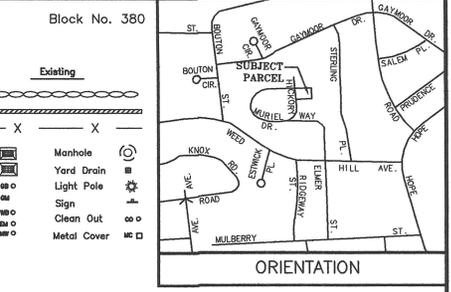
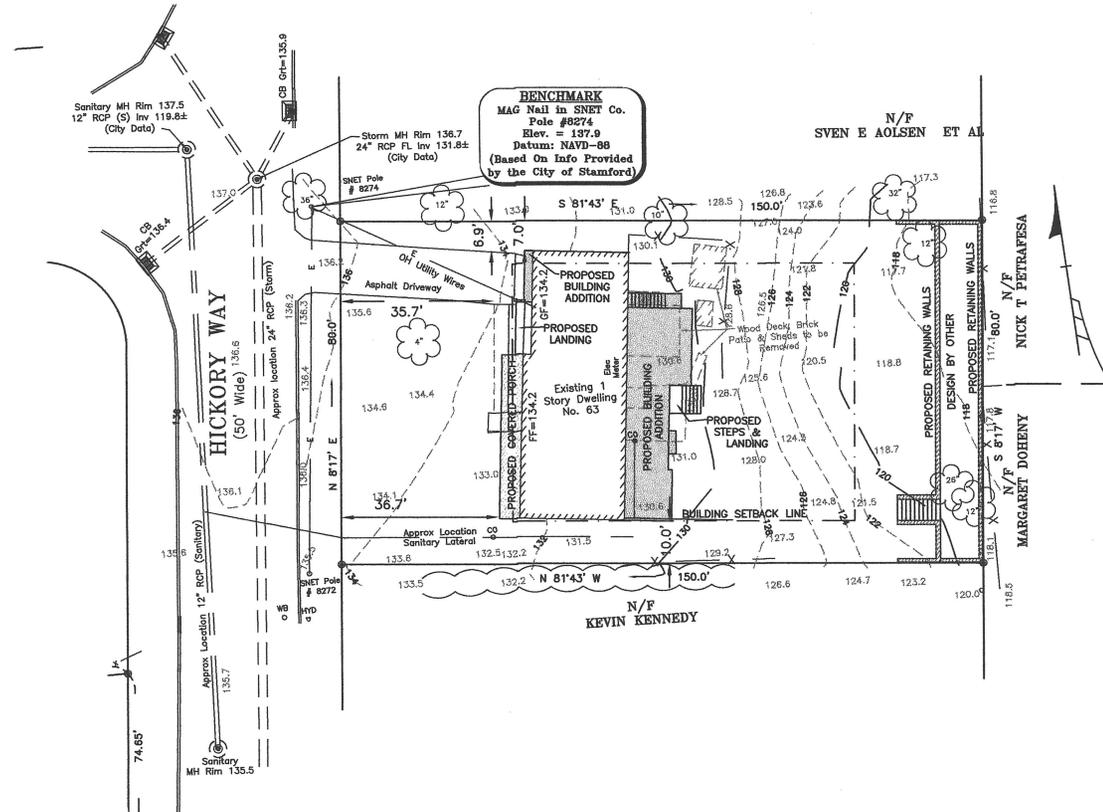
R-10 ZONE BUILDING SETBACK REQUIREMENTS

- Front Street Line Setback..... 40'
- Center Line Of Street Setback..... 65'
- Rear Yard Setback..... 30'
- Side Yard Setback..... 10' w/ Total of..... 20'
- Max. Building Coverage.....20% Of Lot Area

Zoning Information is Subject To The Review And Approval By The Appropriate Governing Authority

Property Lines Not Staked By Contractual Agreement
Soil Types Not Delineated By Contractual Agreement

#001-22



**PLOT PLAN
PREPARED FOR
PETER MEDOIT
63 HICKORY WAY
STAMFORD, CONNECTICUT**

SCALE IN FEET

LEGEND

Stone Wall		Existing	
Concrete Wall			
Fence			
Catch Basin (In Curb)		Manhole	
Catch Basin (Flush)		Yard Drain	
Gas Box		Light Pole	
Gas Meter		Sign	
Water Box		Clean Out	
Electric Meter		Metal Cover	
Monitoring Well			

Notes:

1. Underground utility, structure and facility locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parol testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to Edward J. Frattaroli, Inc. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction.
2. The contractor shall notify all public utility companies by calling Call-Before-You-Dig at 1-800-922-4455 at least 72 hours prior to crossing their lines.
3. Property is Subject to utility easements or Private Agreements if any, in addition to those Depicted, Noted and or referenced on this Map. Reference is hereby made to all notes on Recorded Documents hereon referenced that pertain to this parcel. No abstract of title Provided.
4. Size and Location of Proposed Building Provided by others. It is Subject to the Review and Approval by the appropriate Governing Authorities. For Proposed Covered porch Refer Section 7C3 CSZR. An uncovered porch, deck, patio or terrace with its first floor no higher than that of the entrance to the Building: six feet (6'). A railing no higher than forty-two inches (42") or as required by the Building Code may be placed around such terrace or porch. Said terrace or porch may be covered if open on the sides and front, and shall not count towards Building Coverage. (204-04, 210-40)
5. Variances of Table III, Appendix "B" (Side Yard and Combined Side Yard Setback) as defined in the City of Stamford Zoning Regulations are Requested for the Proposed Garage Building Addition Depicted on the map

- 10' Minimum Side Yard Setback Allowed
- 7.0' Requested for Proposed Garage Addition
- 20' Minimum Combined Side Yard Setback Allowed
- 17.0' Requested for Proposed Garage Addition

OTHER VARIANCES MAY BE REQUIRED PENDING THE REVIEW AND APPROVAL BY THE APPROPRIATE GOVERNING AUTHORITIES

Refer To:
Lot No 7
Map No. 3984 S.L.R.
Lot Area = 12,000 SQ FT (FG.)
Existing Dwelling, Deck and Shed Cover 17.2% of Lot Area
Existing Dwelling & Proposed Building additions 19.0% of Lot Area
(Exclusive of Proposed Covered Porch (See note 4) and Items to be Removed)
Scale 1" = 20'

This survey and map has been prepared in accordance with Section 20-300b-1 thru 20-300b-20 of the Regulation of Connecticut State Agencies—"Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a "BUILDING LOCATION MAP-ZONING" based on a "DEPENDENT RESURVEY" conforming to horizontal Accuracy Class "A-2" and intended to be used for Compliance and Noncompliance with Existing Requirements.

To my knowledge and belief this plan is substantially correct as noted hereon.

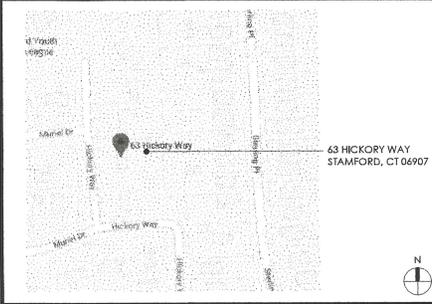
FOR: EDWARD J. FRATTAROLI, INC.
Land Surveyors • Engineers • Land Planners
STAMFORD, CONNECTICUT JANUARY 20, 2021

SIMPLICE RESIDENCE



#001-22

63 HICKORY WAY
STAMFORD, CT 06907-1307



LOCATION MAP 5
N.T.S.

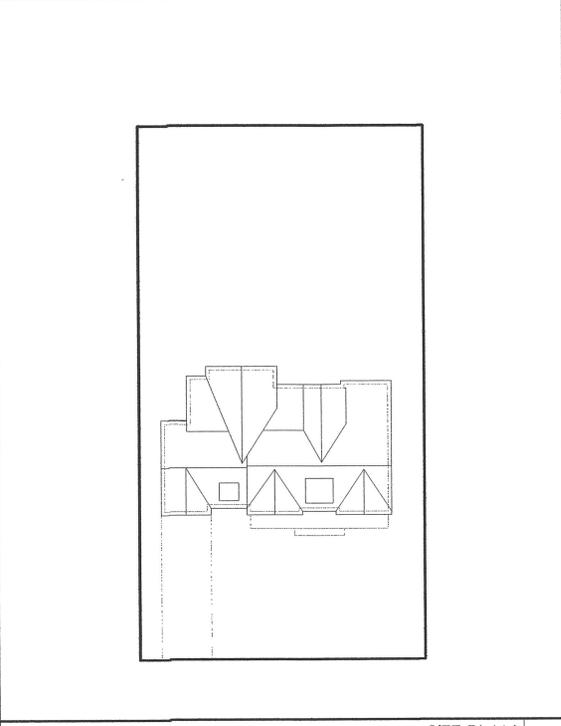
PROJECT LOCATION: 63 HICKORY WAY
STAMFORD, CT 06907-1307

CODE REVIEW INFORMATION:
APPLICABLE CODES: ALL WORK DONE UNDER THIS CONTRACT SHALL COMPLY AND SAFELY ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ANY MODIFICATIONS TO THE CONTRACT WORK REQUIRED BY SUCH AUTHORITIES SHALL BE PERFORMED BY THE CONTRACTOR. ALL PERMITS AND LICENSES NECESSARY FOR THE SECUREMENT OF THE WORK SHALL BE SECURED AND PAID FOR BY THE OWNER(S). APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

THE MOST CURRENT OF THE FOLLOWING:
BUILDING: 2012 INTERNATIONAL BUILDING CODE
FILMING: 2012 INTERNATIONAL FILMING CODE
MECHANICAL: 2012 INTERNATIONAL MECHANICAL CODE
ELECTRICAL: 2014 NATIONAL ELECTRIC CODE (NFPA70E)
ENERGY: 2012 INTERNATIONAL ENERGY CONSERVATION CODE
FIRE PROTECTION: 2012 INTERNATIONAL FIRE CODE
HANDICAPPED ACCESS: 2009 IFC (ANSI A117.1) 2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

1. BUILDING DEPT: STAMFORD BUILDING DEPARTMENT
888 WASHINGTON BLVD.
STAMFORD, CT 06902
(203) 977-5700

ZONING ANALYSIS	
LOT SIZE	.275 ACRES (12,000)
EXISTING 1ST FL.	1,440 S.F.
EXISTING 2ND FL.	0 S.F.
TOTAL EXISTING	1,440 S.F.
PROPOSED 1ST FL.	1,440 S.F. (ADDITION 8 688SQ. FT 1,440 + 698 = 2,128 S.F.)
PROPOSED 2ND FL.	1,760 S.F.
TOTAL PROPOSED	3,887 S.F.
COVERAGE EXISTING	12%
COVERAGE PROPOSED	17%
COVERAGE ALLOWED (MAX)	20%
SET BACKS	
REQUIRED FRONT YARD	40'-0"
REQUIRED REAR YARD	10'-0" OF BUILDING ON EACH SIDE
REQUIRED REAR YARD	30'-0"
HEIGHT	
PROPOSED HEIGHT	29'-1"
MAX ALLOWABLE HEIGHT	30'-0"



SITE PLAN 2
N.T.S.

REVISIONS	DATE	DESCRIPTION
● REVISED & ISSUED		
○ ISSUED		

ARCHITECTURAL	DATE	DESCRIPTION
A-000.00	12/02/2020	COVER SHEET
A-100.00	01/16/21	CONSTRUCTION PLAN - FOUNDATION PLAN
A-101.00	01/16/21	CONSTRUCTION PLAN - GROUND LEVEL
A-102.00	01/16/21	CONSTRUCTION PLAN - SECOND LEVEL
A-104.00	01/16/21	CONSTRUCTION PLAN - ROOF PLAN
A-200.00	01/16/21	ELEVATIONS
A-201.00	01/16/21	ELEVATIONS

DRAWING INDEX 1
N.T.S.

06/01/21 UPDATED PERMIT SET
01/16/21 ZBA APPLICATION
12/05/20 CLIENT REVIEW

△ DATE REVISIONS

KEY PLANS:

SIMPLICE RESIDENCE
63 HICKORY WAY
STAMFORD, CT 06907-1307

SHEET TITLE:
COVER SHEET

PROJECT NO. 20-0005
SCALE: N.T.S.
DATE: 06/24/2021
DRAWN BY: PM
REVIEWED BY: PM
SHEET NO.

A-000.00

DOB NO.



SIDE ELEVATION 2
SCALE: 1/8" = 1'-0"



FRONT ELEVATION 1
SCALE: 1/8" = 1'-0"

GENERAL NOTES A

SCALE: NTS

06/01/21	UPDATED PERMIT SET
01/16/21	ZBA APPLICATION
12/05/20	CLIENT REVIEW
△ DATE	REVISIONS

KEY PLANS:

SIMPLICE RESIDENCE
63 HICKORY WAY
STAMFORD, CT 06907-1307

SHEET TITLE:
**FRONT ELEVATION
SIDE ELEVATION**

PROJECT NO. 20-0005
SCALE: AS NOTED
DATE: 06/24/2021
DRAWN BY: PM
REVIEWED BY: PM
SHEET NO. X OF X

A-200.00

DOB NO.

380

r/r Gregory LaDestro, Esq.
1100 Summer Street
Stamford, CT 06905
Block No: 380

#001-22



INSTR # 2016000238
VOL 11397 PG 64
RECORDED 01/06/2016 12:20:40 PM
DONNA M LOGLISCI
CITY & TOWN CLERK STAMFORD CT
TOWN CONVEYANCE TAX \$1,277.50
STATE CONVEYANCE TAX \$2,737.50
BLOCK 380

WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, that, RICHARD D. THOMPSON AND JOAN M. THOMPSON herein designated as the Grantors, for the consideration of **THREE HUNDRED SIXTY-FIVE THOUSAND (\$365,000.00) DOLLARS**, received to their full satisfaction from **GERALDINE TOUSSAINT** currently residing at 45 Raymond Street, Stamford, Connecticut 06902, hereinafter designated as the Grantee, does hereby give, grant, bargain, sell and convey to said **GERALDINE TOUSSAINT** the property known as **63 Hickory Way, Stamford, Connecticut 06907** and more particularly described as follows:

ALL THAT CERTAIN piece or parcel of land, together with the buildings and improvements thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, bounded and described as follows:

NORTHERLY: 150 feet by land now or formerly of Vito Girona and Eda J. Caporizo;

EASTERLY: 80 feet in part by land now or formerly of Albert B. Kelley and Gloria M. Kelley and in part by land now or formerly of Dennis J. Cerreta and Sara T. Cerreta;

SOUTHERLY: 150 feet by land now or formerly of Charles Schutze and Joanne B. Schutze; and

WESTERLY: 80 feet by Hickory Way.

Said premises being known and designated as Lot Number 7 as shown and delineated on a certain map entitled, "Map of Hickory Park, Stamford, Conn. Surveyed for River Bend Builders, Inc." which map is on file in the Office of the City and Town Clerk of the City of Stamford by the Map Number 3984.

Said premises are conveyed subject to the following:

1. Any and all provisions of any ordinance or governmental regulation including but not limited to zoning and planning rules and public or private law.
2. Taxes of the City of Stamford next becoming due and payable.
3. Future payments of any municipal assessments to the City of Stamford including a sewer connection, construction and/or use charge.
4. Payments to the Stamford WPCA, if any, next becoming due and payable.
5. Grant from River Bend Buildings, Inc. to The Southern New England Telephone Company, dated October 9, 1950 and recorded in Book 648 at Page 152 of the Stamford Land Records.
6. Notice of Variance dated October 1, 1954 and recorded in Volume 735 at Page 137 of the Stamford Land Records.
7. Notes on Map #3984.

TO HAVE AND TO HOLD the premises hereby conveyed, with the appurtenances thereof, unto the Grantee and to the Grantee's heirs, successors and assigns forever and to the Grantee and his proper use and behoof; **AND** the Grantors do for themselves, their heirs, successors and assigns, covenant with the Grantee, his heirs, successors and assigns that the Grantors is well seized of the premises in a good indefeasible estate in **FEE SIMPLE**; has good right to grant and convey the same in manner and form as herein written and the same are free from all encumbrances whatsoever, except as herein stated.

AND FURTHERMORE, the Grantors do by these presents bind themselves, their heirs, successors and assigns forever to **WARRANT AND DEFEND** the premises hereby conveyed to the Grantee and his heirs and assigns against all claims and demands whatsoever, except as herein stated.

