

**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)

**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:

0 Hope Street (a/k/a 351 Hope Street)

06906

street

zip code

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

north  Block: 317

CN

Sewered Property  yes  no

Zone:

Is the structure 50 years or older  yes  No

Corner Lots Only: Intersecting Street:

Church Street

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

3.

Owner of Property: Dominick Rosa, Jr.

Address of Owner: c/o Agent: Carmody Law, 707 Summer Street Zip Stamford, CT 06901

Applicant Name: Rosa's Mini Mart LLC

Address of Applicant c/o Agent: Carmody Law, 707 Summer Street Zip Stamford, CT 06901

Agent Name: Carmody Law Attn: Jason Klein

Address of Agent: 707 Summer Street Stamford, CT Zip 06901

EMAIL ADDRESS: c/o Agent: JKlein@Carmodylaw.com

(Must be provided to receive comments from letters of referral)

Telephone # of Agent 203-252-2669 Telephone # of Owner 203-252-2669

(CONTACT IS MADE WITH AGENT, IF ONE)

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

The Property is currently used as a gas station. The 1,401 +/- SF building includes office space and repair bays previously utilized for auto repair activities. Parking currently occurs along the easterly side of the Property and along both sides of the building, as there have never been any striped parking spaces on the Property.

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

The Applicant proposes converting the existing building to a Convenience Store use. The Applicant also proposes replacing existing gas pumps with new pump islands (2 existing, 3 proposed), and installing canopies over the pump islands to protect patrons from the elements. The Applicant also proposes striping eight (8) parking spaces, bringing the Property into conformance with the parking regulations. Landscaping is also proposed.

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**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):

1. Variance of Section 3.B of the Zoning Regulations ("Accessory Structure" Definition) to permit canopies that are 17'9" tall in lieu of 15'.
2. Variance of Table 12.5 of the Zoning Regulations to permit the striping of 2 parking spaces (including 1 handicapped accessible parking space) 0 feet distance from the existing building in lieu of 5 feet (note vehicles currently park 0 feet away from the existing building).
3. Variance of Section 11.C.5 to permit an existing curb cut on Church Street to be relocated 8' from the Hope & Church Street intersection in lieu of the 10' required (Note: existing curb cut is currently 4 feet away from Hope and Church Street intersection).
4. Variance of Section 11.C.5 to permit an existing 20 foot wide curb cut on Hope Street to remain in lieu of the 25 foot required.

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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 application of the Zoning Regulations create the unusual hardship of preventing the applicant from making improvements to the Property that will improve safety and accessibility and bring the Property closer to conforming with the Zoning Regulations.

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

The Height Variance permitting the proposed canopies is the minimum necessary to allow a canopy to accommodate a variety of vehicles and protect patrons from inclement weather. Permitting the striping of 2 parking spaces adjacent to the existing building will improve site safety and accessibility, and bring the Property closer to conformity with the Zoning Regulations. Modifications of the existing curb cuts will also bring the Property closer to conformity with the Zoning Regulations.

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

The granting of the Variances will improve site safety and accessibility, bringing the Property closer  
to conformity with the Zoning Regulations

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### **SPECIAL PERMIT**

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

SPECIAL EXCEPTION is requested as authorized by Section(s) 11.C.1 and Appendix A Table II, Use 56 of the Zoning Regulations.

Provide details of what is being sought:

The applicant proposes converting the existing building (1,401 +/- SF) to a convenience store. The retail use is more compatible with the surrounding neighborhood than the auto repair use that previously occupied a portion of the existing building. The convenience store and gas station uses require 8 parking spaces and 8 are proposed on the Property. There are no striped parking spaces currently located on the Property. Modifications to the existing gas station include new underground tanks further away from adjacent residential property and 3 new pump islands.

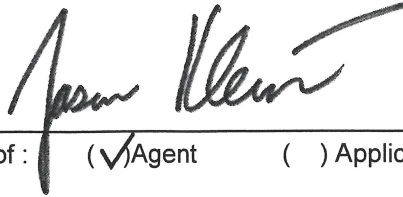
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### **MOTOR VEHICLE APPLICATIONS**

(Complete this section only for Motor Vehicle/Service Dealers Applications) Provide details of what is being sought.

The Applicant proposes the replacement of pumps and pump islands associated with the gas station use as shown on the enclosed plans. The Applicant proposes increasing the number of pump islands from 2 to 3 pump islands. The Applicants will also be replacing underground tanks on the Property. The new tanks will comply with the applicable setback standards. Proposed canopies over the fuel pumps will protect patrons from inclement weather.

**SIGNATURE REQUIRED FOR ALL APPLICATIONS**



Signature of:  Agent     Applicant     Owner

Date Filed: \_\_\_\_\_

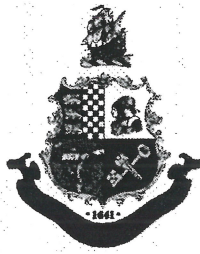
Zoning Enforcement Officer Comments:

**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  
**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.**

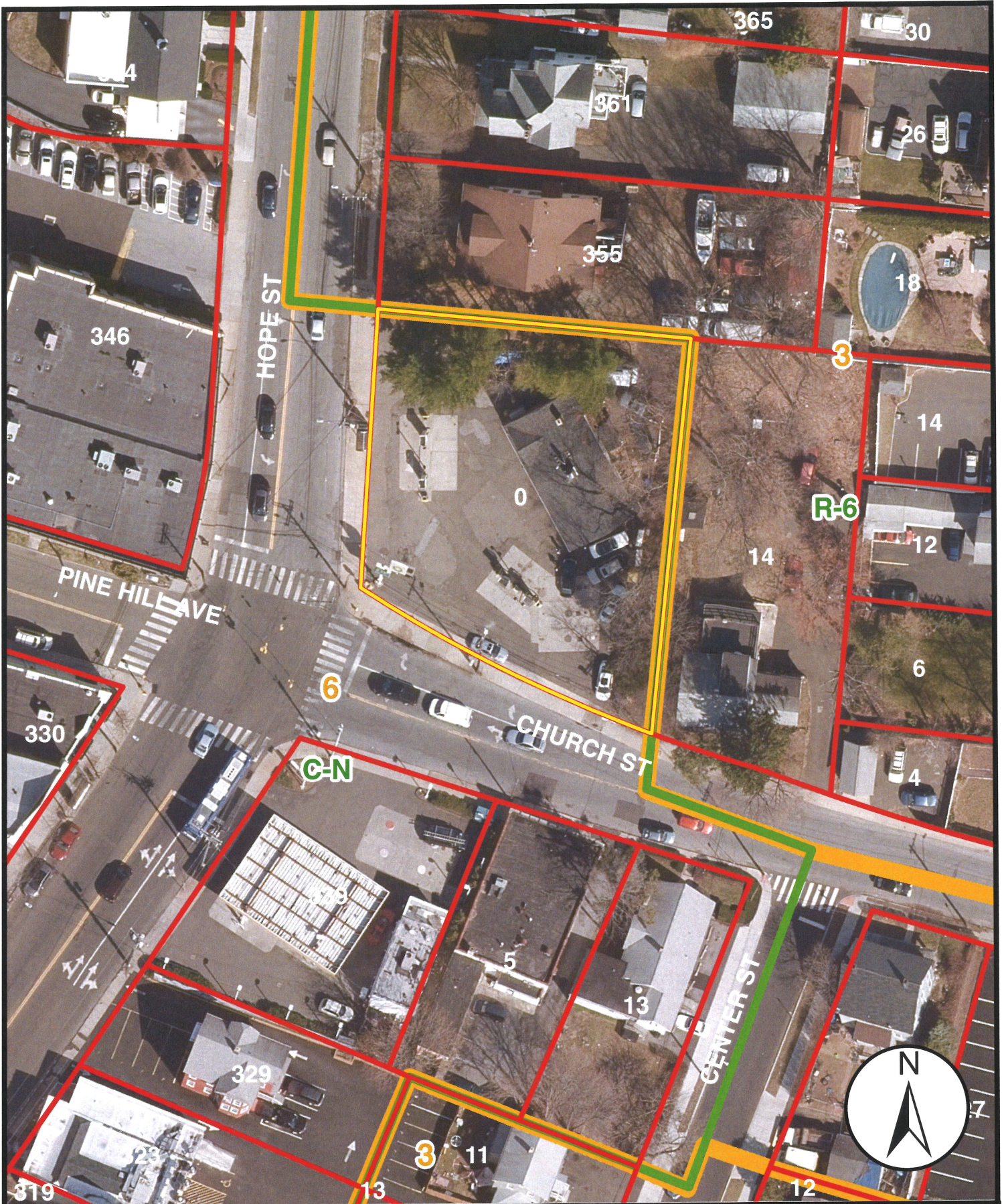
Zoning Enforcement: Franklin Date: 12/21/2021

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

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

Environmental Protection: \_\_\_\_\_ Date: \_\_\_\_\_

CAM Review by: \_\_\_\_\_ ZBA \_\_\_\_\_  
Zoning Board



**ZBA Application #002-22**  
**0 Hope Street a.k.a. 351 Hope Street**

Date: 1/10/2022

1 inch = 50 feet

