

**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:

24 Akbar Road, Stamford, CT 06902

_____ street zip code

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

Block: 368 Zone: RA-1 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: John A. Cassone and Geralyn Cassone

Address of Owner: 24 Akbar Road, Stamford, CT Zip 06902

Applicant Name: John A. Cassone

Address of Applicant: 24 Akbar Road, Stamford, CT Zip 06902

Agent Name: N/A

Address of Agent: _____ Zip _____

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

Telephone # of Agent _____ Telephone # of Owner 203 348-5209

(CONTACT IS MADE WITH AGENT, IF ONE)

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

Presently existing is a single story, single family ranch with attached carport.

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

Applicant is proposing to update the existing single family dwelling built in 1965 by converting the existing carport into a bedroom, by converting the existing screened porch into living space and by adding an addition of approximately 8'5" X 11'3" to allow for a kitchen/dinning eating area.

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):

Applicant is requesting a variance of the Schedule of Requirements For Area, Height, and Bulk of Buildings of the Stamford Zoning Regulations to permit a side yard of 10.8 feet in lieu of the required 15 feet in the RA-1 Zone.

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:

^{IV}
The parcel is pie shaped which results in the side yard lot lines not being perpendicular. The unusual shape results in the necessity for a side yard variance. Further, the addition is necessary to update the kitchen to allow for an eating area. There is no other location where the proposed addition can be located.

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

The proposed addition of approximately 8'X11' is minimal in size and the smallest necessary to accommodate the necessary upgrade and approve the dwelling.

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

There is a 25 foot access way which runs parallel the lot line for which the variance is requested which provides for additional set back area.

SPECIAL PERMIT

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

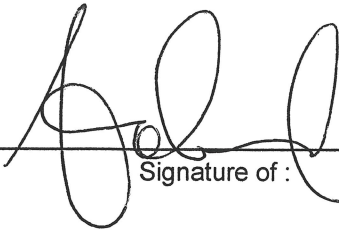
SPECIAL EXCEPTION is requested as authorized by Section(s) _____ of the Zoning Regulations.

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

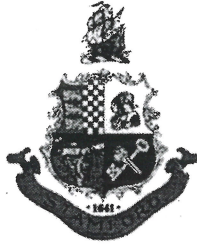
Date Filed: _____

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 APPLICATON DEADLINE.

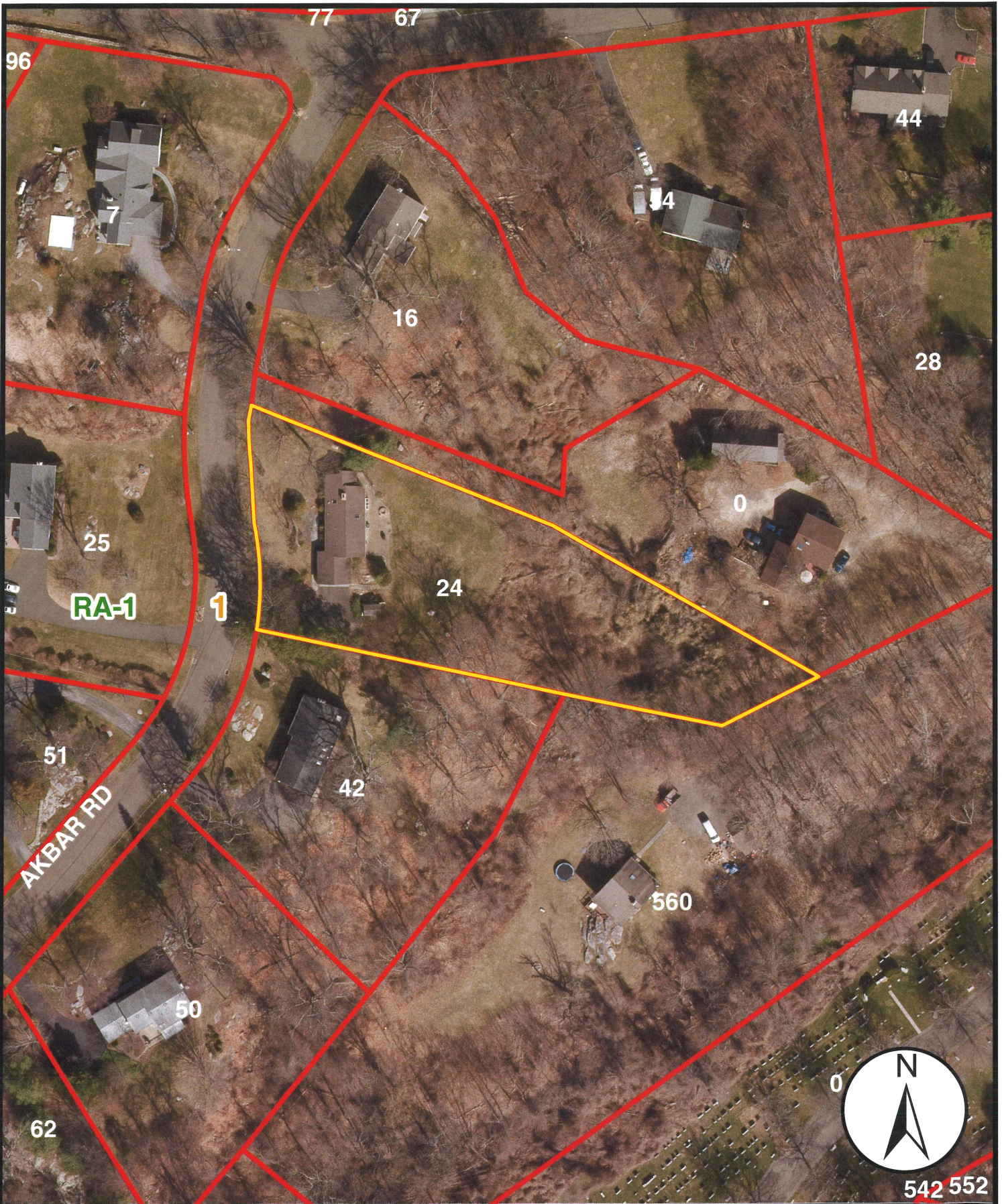
Zoning Enforcement: [Signature] Date: 1/13/2022

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)

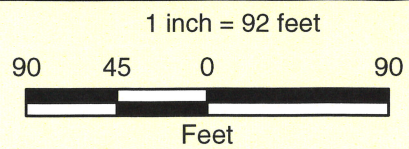
Environmental Protection: _____ Date: _____

CAM Review by: _____ ZBA _____



ZBA Application #004-22
24 Akbar Road

Date: 2/9/2022



#004-22

FAS
DESIGNER

ADDRESS:

206 WEED HILL AVENUE
STAMFORD, CONNECTICUT 06907
Tel: 203-524-0739
Email: fscaturcho1@optonline.net

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REVISIONS:

2 1/2002 VARIANCE

MR. & MRS. CASSONE
RESIDENCE
24 AKBAR ROAD
STAMFORD, CT 06902

DRAWING TITLE:

TITLE SHEET

SCALE:

NONE

DRAWN BY:

FAS

DRAWING NO.:

A-0

DATE:

JOB NUMBER:

11/06/01

ADDITIONS & ALTERATIONS TO:

MR. & MRS. JOHN CASSONE

RESIDENCE

24 AKBAR ROAD

STAMFORD, CONNECTICUT 06902

APPLICABLE CODES:
2006 Connecticut State Building Code
2006 International Building Code As Amended

DESIGNED BY: GROUP - **EXHIBITION (A)**
DESIGNED BY: GROUP - **EXHIBITION (A)**
DESIGNED BY: GROUP - **EXHIBITION (A)**

#004-22

FAS
DESIGNER

ADDRESS:

206 WEED HILL AVENUE
STAMFORD, CONNECTICUT 06907
Tel: 203-524-0739
Email: fscaturchio1@optonline.net

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REVISIONS:

2 1/3/22 VARIANCE

MR. & MRS. CASSONE
RESIDENCE
24 AKBAR ROAD
STAMFORD, CT.06902

DRAWING TITLE:

NEW
FIRST FLOOR PLAN

SCALE: DRAWN BY:

1/4"=1'-0" FAS

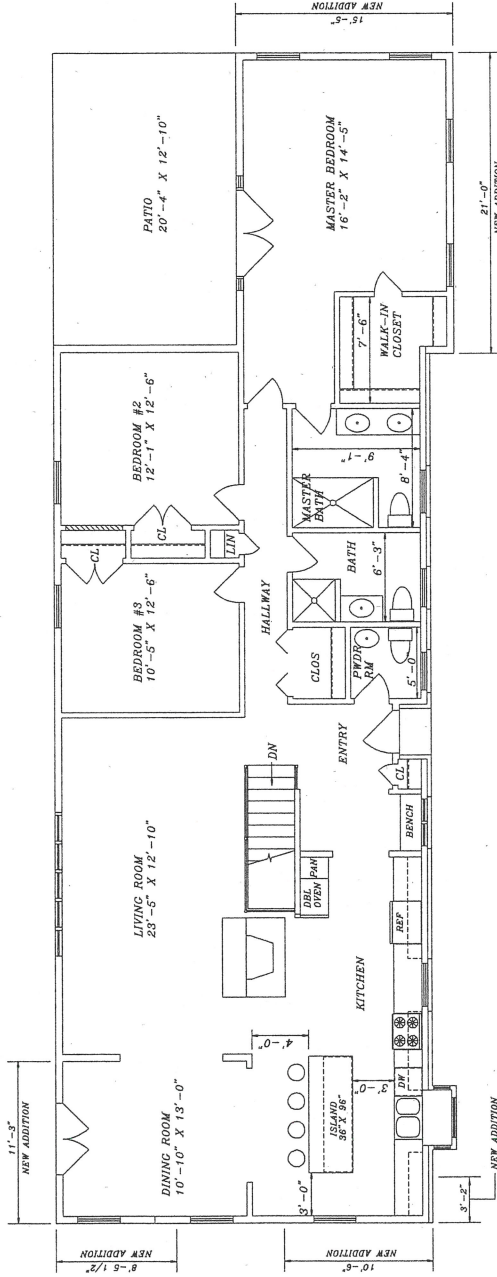
DRAWING NO.

A-2

DATE:

10/23/2021

JOB NUMBER:



NEW FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

#004-22

FAS
DESIGNER

ADDRESS:

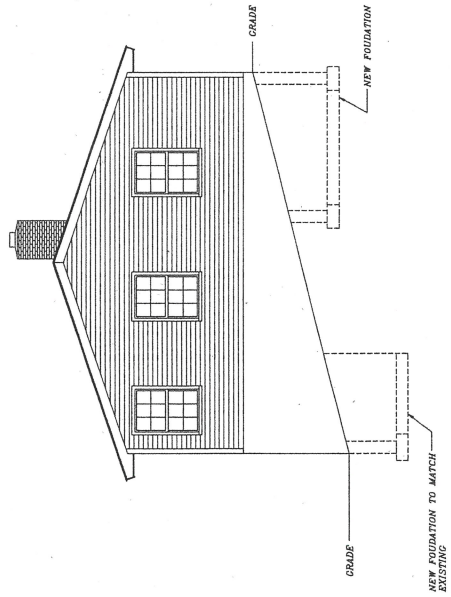
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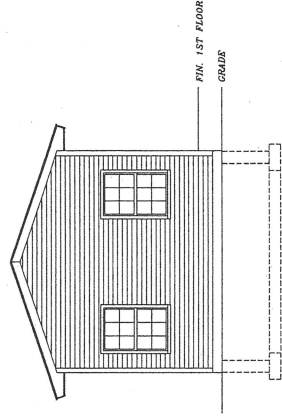
REVISIONS:



FRONT ELEVATION
SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

2 1/3/22 VARIANCE

MR. & MRS. CASSONE
RESIDENCE
24 AKBAR ROAD
STAMFORD, CT. 06902

DRAWING TITLE:

ELEVATIONS

SCALE: 1/4"=1'-0"

DRAWN BY: FAS

DRAWING NO.

A-4

DATE:

11/19/21

JOB NUMBER: