

MAYOR
CAROLINE SIMMONS
LAND USE BUREAU CHIEF
RALPH BLESSING



CITY OF STAMFORD, CONNECTICUT
STAMFORD GOVERNMENT CENTER
888 WASHINGTON BOULEVARD
P.O. BOX 10152
STAMFORD, CT 06904 - 2152

ZONING BOARD OF APPEALS
(203) 977-4160

Chair
Joseph Pigott

Board Administrator
Mary Judge

RECEIVED

APR 8 2022

PLANNING BOARD

DATE: April 8, 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:

#011-22	56 Manor Street
#012-22	110 High Ridge Road
#013-22	877 Long Ridge Road
#014-22	80 Davenport Drive

Please respond by May 6, 2022

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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
- () Gasoline Station Site Approval
- Motor Vehicle Approval:

New Car Dealer () Used Car Dealer General Repairer () Limited Repairer ()

2. Address of affected premises:

56 Manor St, Stamford, Ct. 06902
street zip code

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

Block: 091 Zone: MG Sewered Property yes () no

Is the structure 50 years or older () yes No

Corner Lots Only: Intersecting Street: Belden St.
Within 500 feet of another municipality: No Yes () Town of _____

3. Owner of Property: 56 Manor LLC

Address of Owner: 780 Pacific St Stamford Ct zip 06902

Applicant Name: Felvio Tamburro

Address of Applicant 780 Pacific St. Stamford, Ct. zip 06902

Agent Name: Felvio Tamburro

Address of Agent: 780 Pacific St Stamford, Ct zip 06902

EMAIL ADDRESS: Ftamburro@lonestartow.com

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

Telephone # of Agent 203-223-6920 Telephone # of Owner 203-223-6920

(CONTACT IS MADE WITH AGENT, IF ONE)

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

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

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):

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:

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

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

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.

3 Bay Auto Repair Shop - Existing Parking Building -

ZONING ENFORCEMENT APPROVAL

For Submission To Zoning Board Of Appeals

Sheet _____ of _____

Authorized Signature _____ Date 3/19/12

SIGNATURE REQUIRED FOR ALL APPLICATIONS

[Handwritten Signature]

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

Date Filed: 3/28/2022

Zoning Enforcement Officer Comments:

*Req. Parking - 3 for 3 Bays
- 3 for Employees*

*OK ✓
6 provided ✓*

DECISION OF THE ZONING ENFORCEMENT 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

Filing Instructions

The Application Package for all requests must include the following items:

1. Checks payable to the City of Stamford for the appropriate filing and recording fees
2. In addition to the above, check payable to the City of Stamford for \$65.00 filing fee for Town Clerk's Office.
3. **One(1) original and (11) eleven copies** of a Class A-2 Survey which must include **Existing and Proposed Conditions, an "ORIENTATION MAP" and FOLDED to no larger than 8 ½ x 14 inches.**
4. **One (1) set of originals and (11) eleven copies** of floor plans and elevations in sketch form including dimensions, **FOLDED to no larger than 8 ½ x 14 inches.**
5. A legal description of the property (can be obtained from the Town Clerk's Office).
6. Signed Waiver of Time Requirement
7. Agent authorization letter if applicant or agent is not the property owner
8. Applicant will be notified by mail of hearing date and procedures to be followed
9. **MOTOR VEHICLE APPLICATIONS**, in addition to the above,
 Motor Vehicle Department form K-7

General Notes:

All items submitted as part of the application or at the hearing will become part of the permanent record and may not be returned.

Items submitted at the Public hearing must conform to the Zoning Board of Appeals Policy on Exhibits, effective March 10, 2001.

Instructions for Notification of Neighbors will be mailed to the agent/applicant once a determination of the public hearing date has been decided.

Applications are subject to rejection if incomplete or illegible.

All applications are submitted to other City departments on referral, correspondence regarding referrals will be available for review prior to public hearings.



**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: _____

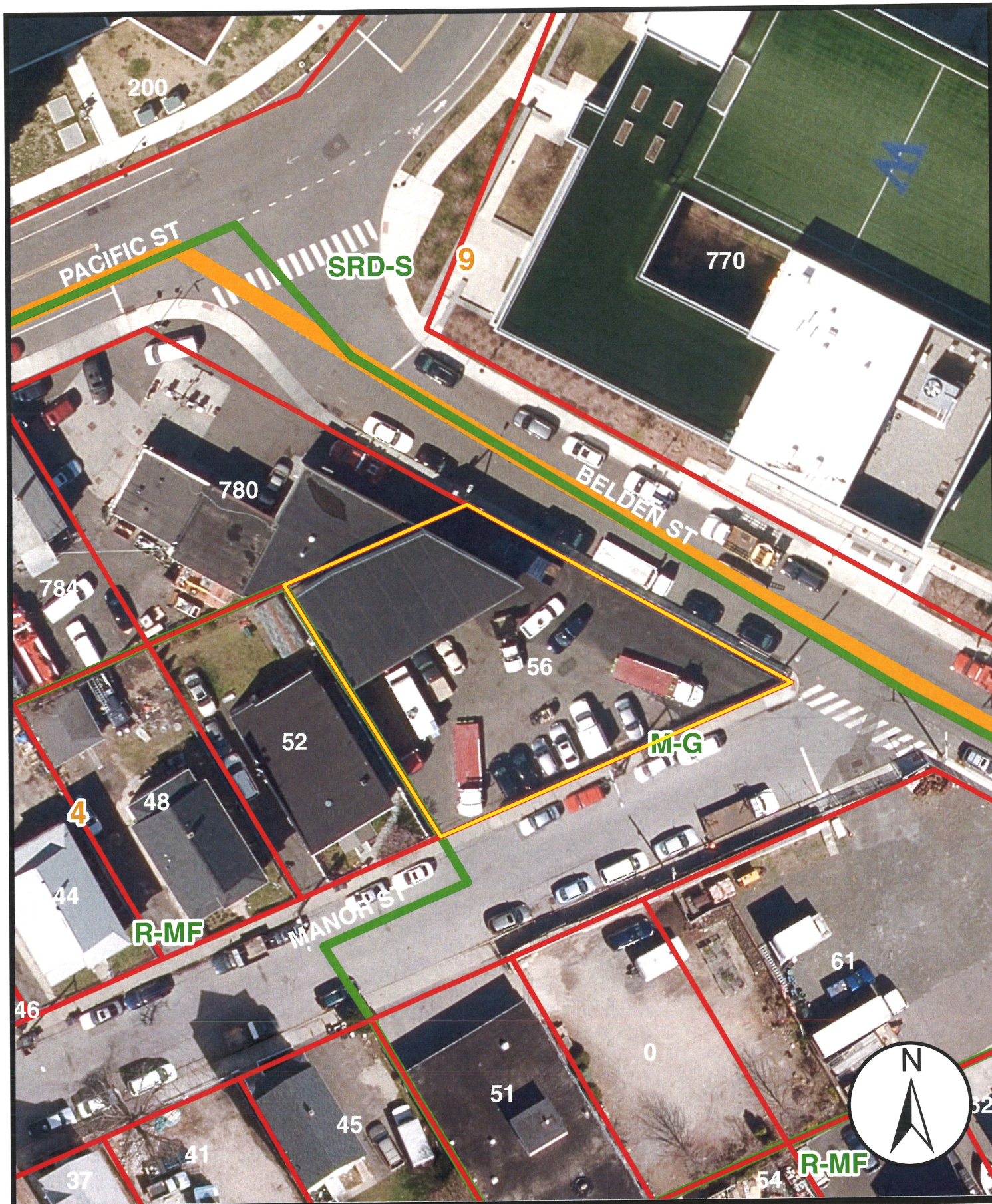
Date: 3/28/22

Is the project situated in the coastal boundary? Yes (X) 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 #011-22
56 Manor Street

Date: 4/11/2022

1 inch = 42 feet

