

*Coastal*

**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
- Gasoline Station Site Approval
- Motor Vehicle Approval:

New Car Dealer  Used Car Dealer  General Repairer  Limited Repairer

**2. Address of affected premises:**

185 Van Rensselaer Avenue

06902

street

zip code

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

Block: 168 Zone: R-20 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:** Dinko and Kristin Angelov

**Address of Owner:** 185 Van Rensselaer Avenue, Stamford, CT Zip 06902

**Applicant Name:** Dinko and Kristin Angelov

**Address of Applicant:** 185 Van Rensselaer Avenue, Stamford, CT Zip 06902

**Agent Name:** Quesited Consulting LLC (Katie Wagner)

**Address of Agent:** 65 High Ridge Rd, #470, Stamford, CT Zip 06905

**EMAIL ADDRESS:** katie.qcllc@gmail.com

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

Telephone # of Agent 203-223-1125 Telephone # of Owner Kristin - 203-219-6070

(CONTACT IS MADE WITH AGENT, IF ONE)

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

Single family residence with attached garage, a pool and a shed

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

There will be no change in the use of the property.

**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):

Request #1

The proposed scope of work is an extension of the dwelling towards the rear and a second floor addition, both to align with the existing side wall that is constructed within the required 35' combined side yard set-back.

Per Appendix B, Table III:  
Requesting a combined side yard set back of 25.7' in lieu of the required 35'

Request #2

Requesting to leave an existing generator at 4' in the side yard set back in lieu of the required 5'

*Per Section 3 Definition (accessory structure)*

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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:

Request #1 - The existing single family dwelling is constructed within the required 35' combined side yard setback. In order to construct a cohesive structure, aligning with the existing walls, the setback cannot be 35' as required by the regulations.

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Request #2 - The previous owner of the property installed the generator almost 10 years ago with perm (#89910 and #89923) which were closed out by the City. When the current owners purchased the property, and their team did the proper due diligence, they saw that all work was approved and closed out by the City. Upon review of the variance application for the addition, seeing the location of the generator on the survey, Zoning Enforcement researched it and found the City closed out the permits without Zoning Enforcement's approval. The current owners had no way of knowing this when purchas

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

Request #1 - To construct an addition that is align with the existing structure and to be able to build above the existing footprint of the building requires approval of the variance because the existing structure is already within the required combined yard setback.

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Request #2 - Because the existing generator is already installed and was approved by the City, but not by Zoning Enforcement in particular, a variance is required to keep it at its current location 4' from the property line in lieu of the 5'.

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

Request #1 - The combined side yard setback is not changing. The proposed addition will be constructed in relation to the existing building and therefore will not have a negative impact to the neighborhood.

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Request #2 - The generator has been in the existing location for almost 10 years. There have been no complaints from the neighbors, so leaving it as is would not be injurious to the neighborhood.

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### **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:

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### **MOTOR VEHICLE APPLICATIONS**

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

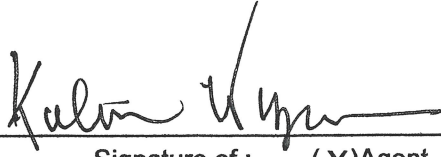
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**SIGNATURE REQUIRED FOR ALL APPLICATONS**



Signature of:     Agent         Applicant         Owner

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

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Zoning Enforcement Officer Comments:

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**DECISION OF THE ZONING ENFORCEMENT OFFICER**

(Complete this section **only** for appeals of zoning enforcement officer decision)

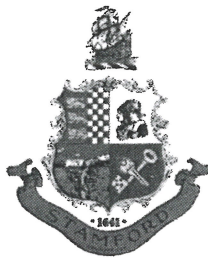
DECISION OF THE ZONING ENFORCEMENT OFFICER dated \_\_\_\_\_ is appealed because:

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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: *J. Judge* Date: 5/12/2022

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

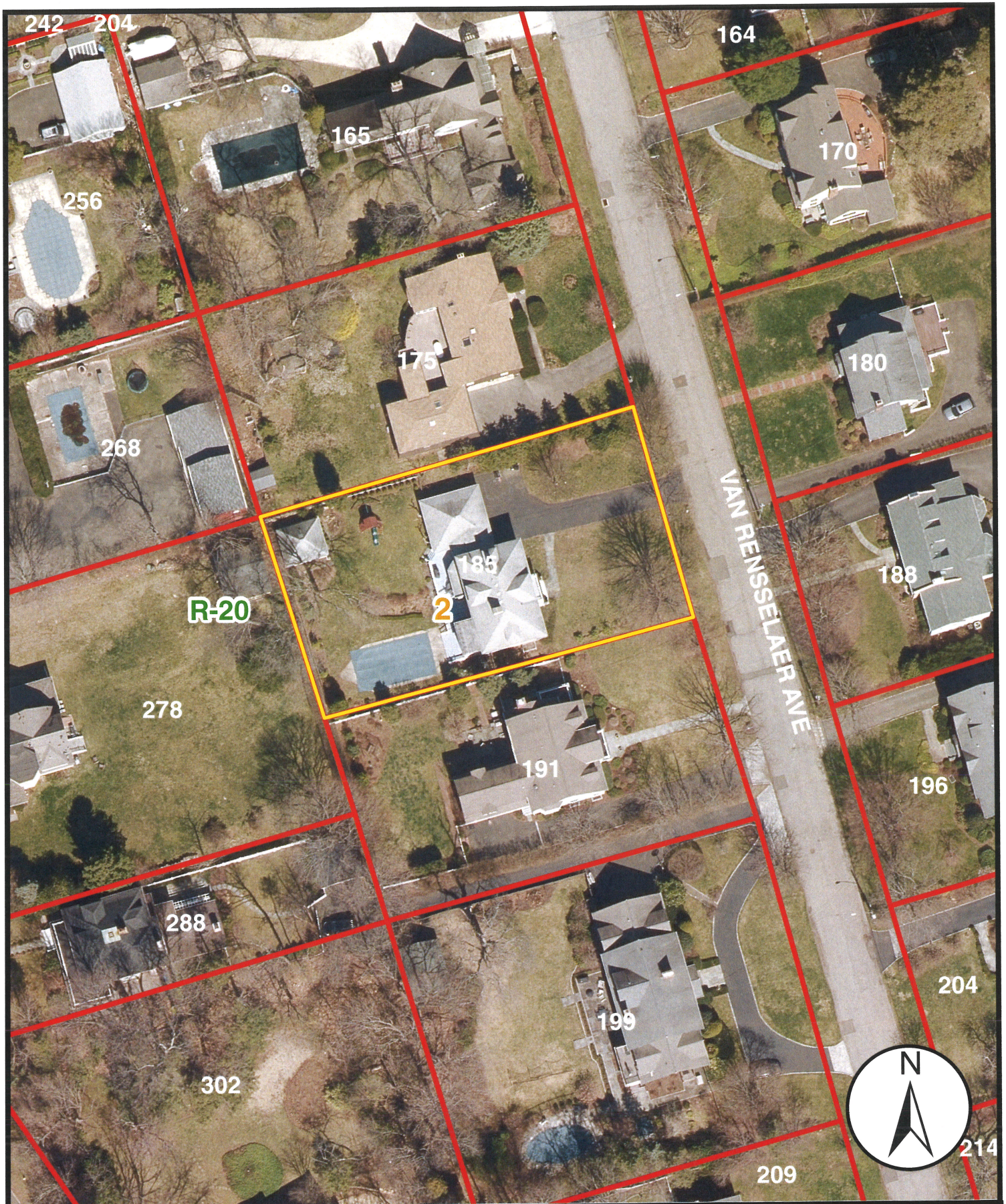
Is the project exempt from the coastal regulation?  
Yes ( ) Exemption # \_\_\_\_\_ No ( ) N/A ( )

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

CAM Review by: \_\_\_\_\_ ZBA

Zoning Board

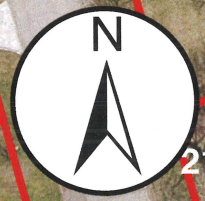
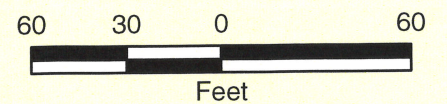




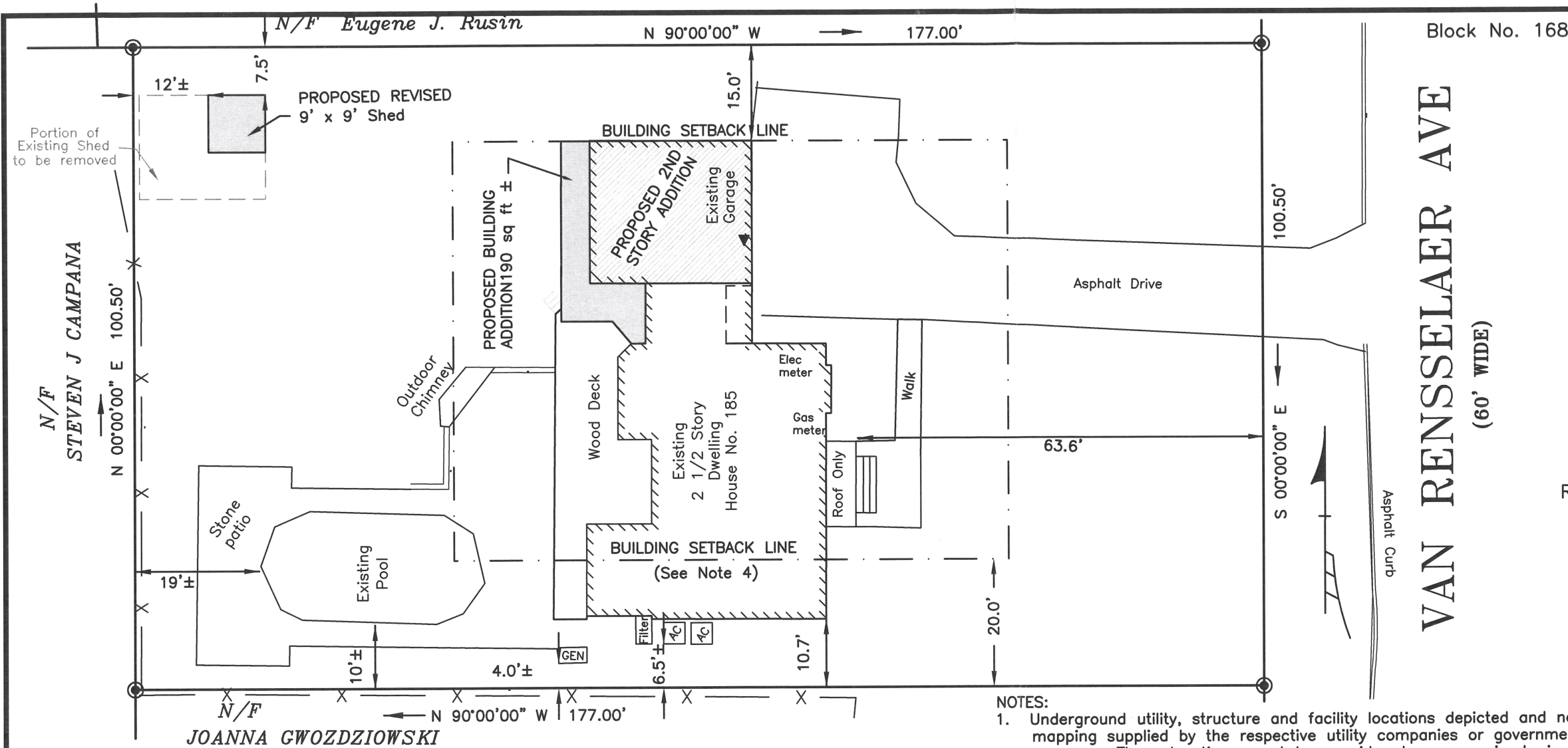
**ZBA Application #018-22**  
**185 Van Rensselaer Avenue**

Date: 6/6/2022

1 inch = 58 feet

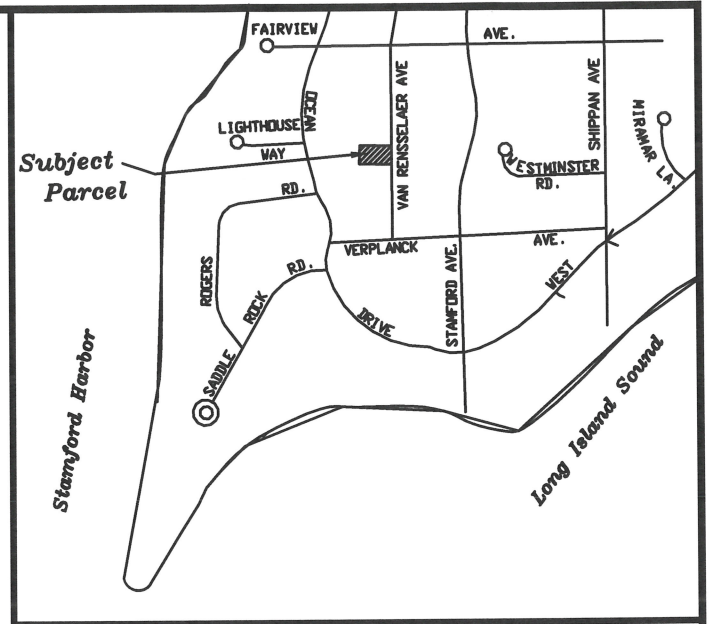






Block No. 168

VAN RENSSELAER AVE  
(60' WIDE)



ORIENTATION

- R-20 ZONE BUILDING SETBACK REQUIREMENTS**
- Front Street Line Setback..... 40'
  - Center Line Of Street Setback..... 65'
  - Rear Yard Setback..... 50'
  - Side Yard Setback..... 15' W/ Total Of... 35'
  - Max. Building Coverage..... 15% Of Lot Area
- Zoning Information Is Subject To The Review And Approval By The Appropriate Governing Authority
- Soil Types Not Delineated By Contractual Agreement
- Property lines Not Staked By Contractual Agreement

- NOTES:**
- 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.
  - 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.
  - 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. Refer to Vol 11112 Pg 182 S.L.R.
  - Variations granted for the existing dwelling to allow combined Side yard to be 25.7' in Lieu of the 35' Minimum Allowed and the Building Coverage to be 16.9% in Lieu of the 15% Minimum allowed. refer to ZBA Appl#143-01 and ZBA Appl# 105-03. A Variance of table III Appendix "B" Combined Side yard to allow combined Side yard to be 25.7' in Lieu of the 35' Min is required for the Proposed Building & second Story Addition Depicted on this map.
  - Subject Property lies in zone "X" (Areas determined to be outside 500 year flood plain) as Depicted on City of Stamford FIRM Community Panel Number 09001C0519G Map Revised July 8, 2013.
  - SIZE AND LOCATION OF PROPOSED BUILDING ADDITION PROVIDED BY OTHERS. IT IS SUBJECT TO THE REVIEW AND APPROVAL BY THE APPROPRIATE GOVERNING AUTHORITIES

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 "ZONING LOCATION SURVEY" 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.

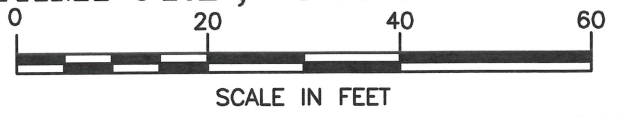
REVISED NOVEMBER, 18, 2021 (UPDATE & PROPOSED ADDITION)  
 REVISED APRIL 12 2022 (PROPOSED SHED)  
 REVISED APRIL 25 2022 (GEN & AC OFFSETS)

This Document and Copies Thereof are Valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null and void.

BY: *Edward J. Frattaroli*  
**FOR: EDWARD J. FRATTAROLI, INC.**  
*Land Surveyors • Engineers • Land Planners*  
 STAMFORD, CONNECTICUT JULY 12, 2016

**#018-22**

**PLOT PLAN  
 PREPARED FOR  
 KRISTIN M ANGELOV  
 185 VAN RENSSELAER AVENUE  
 STAMFORD, CONNECTICUT**



Refer To:  
 Parcel "A" Map No. 6952 S.L.R.  
 Area = 17,788 Sq. Ft. (Fig.)  
 Existing Dwelling, Proposed Addition, Proposed Revised Shed And Wood Deck Cover 15.0% of Lot Area (Exclusive of portion of Shed to be removed, Patio, Roof Only & 200 Sq Ft of Deck)  
 Refer to Building Area Building Area is the aggregate of the maximum horizontal cross section area of all Buildings including Accessory Buildings on a Lot, excluding cornices, eaves, gutters or chimneys projecting not more than twenty four inches (24"), steps and one-Story open porches, covered front porches (see Section 7.C.3), and balconies and terraces. Building Area shall also exclude decks, terraces, patios, pools or similar Structures not more than eight inches (8") above adjacent grade, and exclude such Structures that exceed eight inches (8") above adjacent grade up to an amount equal to 200 square feet for each dwelling unit on the Lot.)  
 Scale: 1" = 20'