

Application # #028-22

*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:**

336 Ocean Drive West - Stamford, CT 06902

street

zip code

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

Block: 172 Zone: R-20 Sewered Property  yes  no

Is the structure 50 years or older  yes  No

Corner Lots Only: Intersecting Street: Ocean Drive West & Verplank Ave

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

**3. Owner of Property:** Wilson Gjuraj & Joycelyn H. Gjuraj

**Address of Owner:** 336 Ocean Drive W - Stamford, CT Zip 06902

**Applicant Name:** Wilson Gjuraj & Joycelyn H. Gjuraj

**Address of Applicant:** 336 Ocean Drive W - Stamford, CT Zip 06902

**Agent Name:** Raymond R. Mazzeo (Redniss & Mead)

**Address of Agent:** 22 First Street - Stamford, CT Zip 06905

**EMAIL ADDRESS:** r.mazzeo@rednissmead.com

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

Telephone # of Agent 203-327-0500 Telephone # of Owner \_\_\_\_\_

(CONTACT IS MADE WITH AGENT, IF ONE)

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

Single-family home with associated driveway, patio, pool, and landscaping

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

The applicant is proposing to amend ZBA Certificate of Decision 019-22 to allow an 8'X10' spa/hot tub to be attached at the end of the existing pool in lieu of the approved 8'X8'.

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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. The applicant is proposing to amend ZBA Certificate of Decision 019-22 to allow an 8'X10' spa/hot tub to be attached at the end of the existing pool in lieu of the approved 8'X8'.

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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 property is a corner lot with frontage on both Ocean Drive West and Verplank Ave.  
The increased dual frontage and severely limits the buildable area of accessory structures. The existing pool is already located within the front yard. The new spa would be integrated into the pool.

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

The proposed Spa is within the existing pool area and conforms to all other applicable yard, height, and coverage requirements. There are no other proposed changes to the site.

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

The proposed Spa addition to the pool is in keeping with the scale and character of the neighborhood, and will not be visible from neighboring properties or streets.

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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**



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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:  Date: 9/20/22

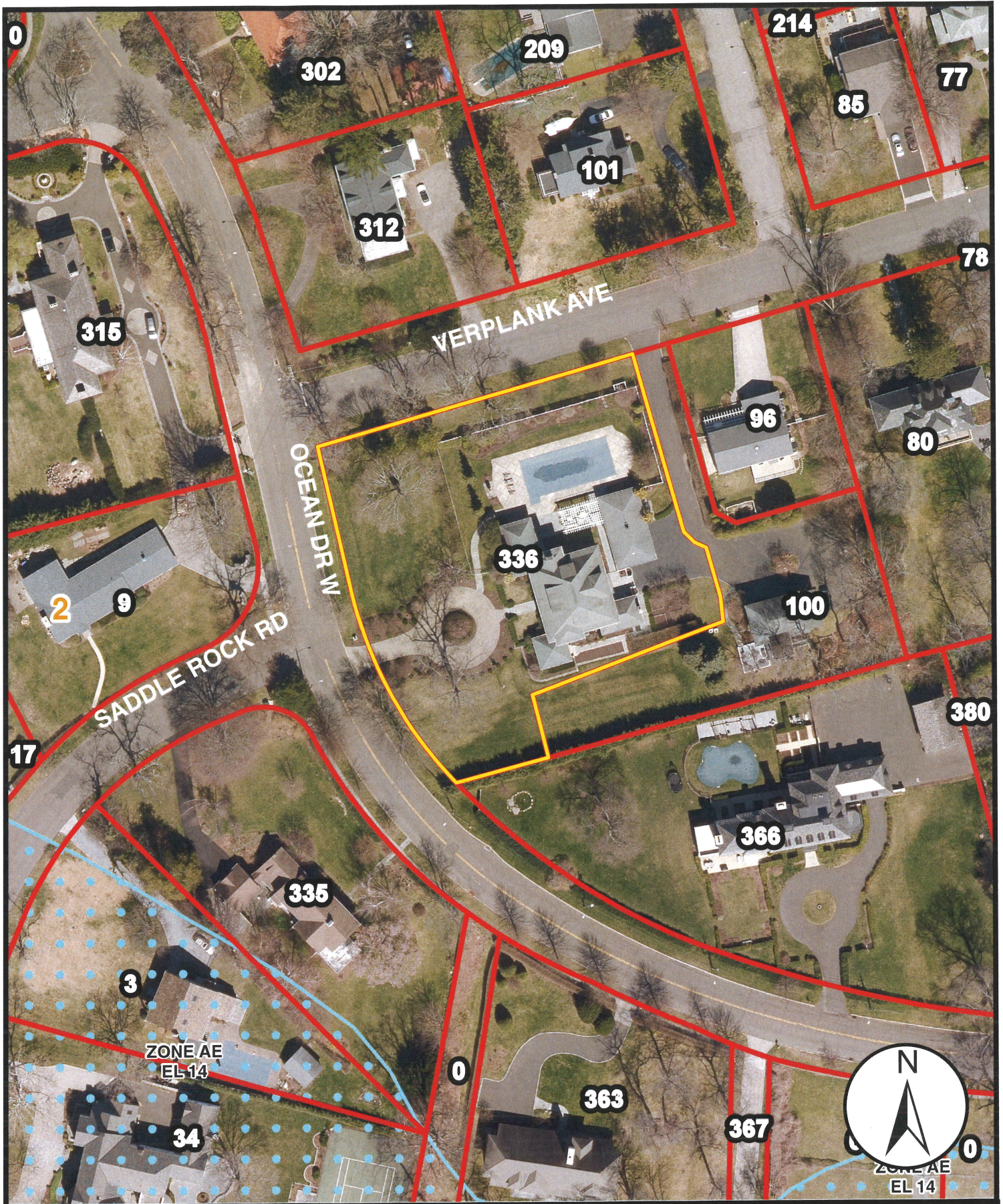
Is the project situated in the coastal boundary? Yes (  ) No (  )

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

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

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





**ZBA Application #028-22**  
**336 Ocean Drive West**

Date: 10/11/2022

1 inch = 83 feet

