

**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:**

21 Anthony Street 06902  
 \_\_\_\_\_  
 street zip code

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

Block: 288 Zone: C-L 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:** 21 Anthony Stamford LLC

**Address of Owner:** 7 Grimes Road - Old Greenwich, CT Zip 06870

**Applicant Name:** [same as owner]

**Address of Applicant** \_\_\_\_\_ Zip \_\_\_\_\_

**Agent Name:** Raymond Mazzeo - Redniss & Mead, Inc.

**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:**

Existing industrial/manufacturing use within a 1.5 story building totaling with associated parking and drives.  
Accessory structures include 3 storage containers.

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

Proposed 1-story warehouse building with reduced manufacturing area, increased setbacks, new  
perimeter planting areas and defined parking and drives.

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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):

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1. Proposed Use: From Manufacturing (#134 - Metal Fabrication of Light Sheet Metal Ducts...) to Warehouse (#186) and a reduced manufacturing area (#132 - Manufacture and Assembly

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2a. Front Yard (Street Line): Proposed 5' in lieu of 10' required, where existing is 1'.

2b. Front Yard (Street Center): Proposed 30' in lieu of 35' required, where existing is 26'.

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3. Side Yard: Proposed 5' in lieu of 8' required, where existing is 3'.

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4. Section 12.K to alleviate sidewalk requirement (exemptions permitted by Zoning Board, but not ZBA)

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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 was previously and historically located in an industrial zoning district and changed to the C-L district which does not permit warehouse or manufacturing uses. The required setbacks - including increased side yard setbacks required by Section 7-K for adjacent properties which are residentially zoned, but not necessarily used for residential purposes - prohibits achieving the permitted building coverage and required parking.

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

The proposed plan positions the building at the rear setback line, and at the minimum setback/buffer limits for parking at the side and rear yards. The proposed plan meets all other height and bulk requirements of the zone and does not increase existing floor area.

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

The proposed printing/novelty use is smaller and less intense than existing air conditioning duct manufacturing use. The proposed storage/warehouse space is also less intense with no increased floor area. Proposed setbacks are larger than existing and provide space for planting along adjacent residentially zoned properties. The site meets the criteria for sidewalk exemption since "the provision of a sidewalk would not serve the goal of providing a pedestrian network."

**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.

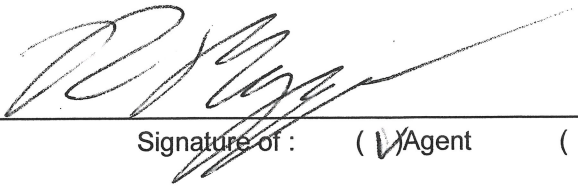
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**SIGNATURE REQUIRED FOR ALL APPLICATIONS**



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

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

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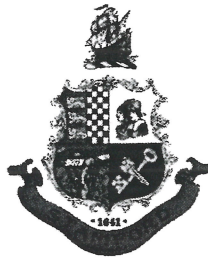
Zoning Enforcement Officer Comments:

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**DECISION OF THE ZONING 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 APPLICATION DEADLINE.**

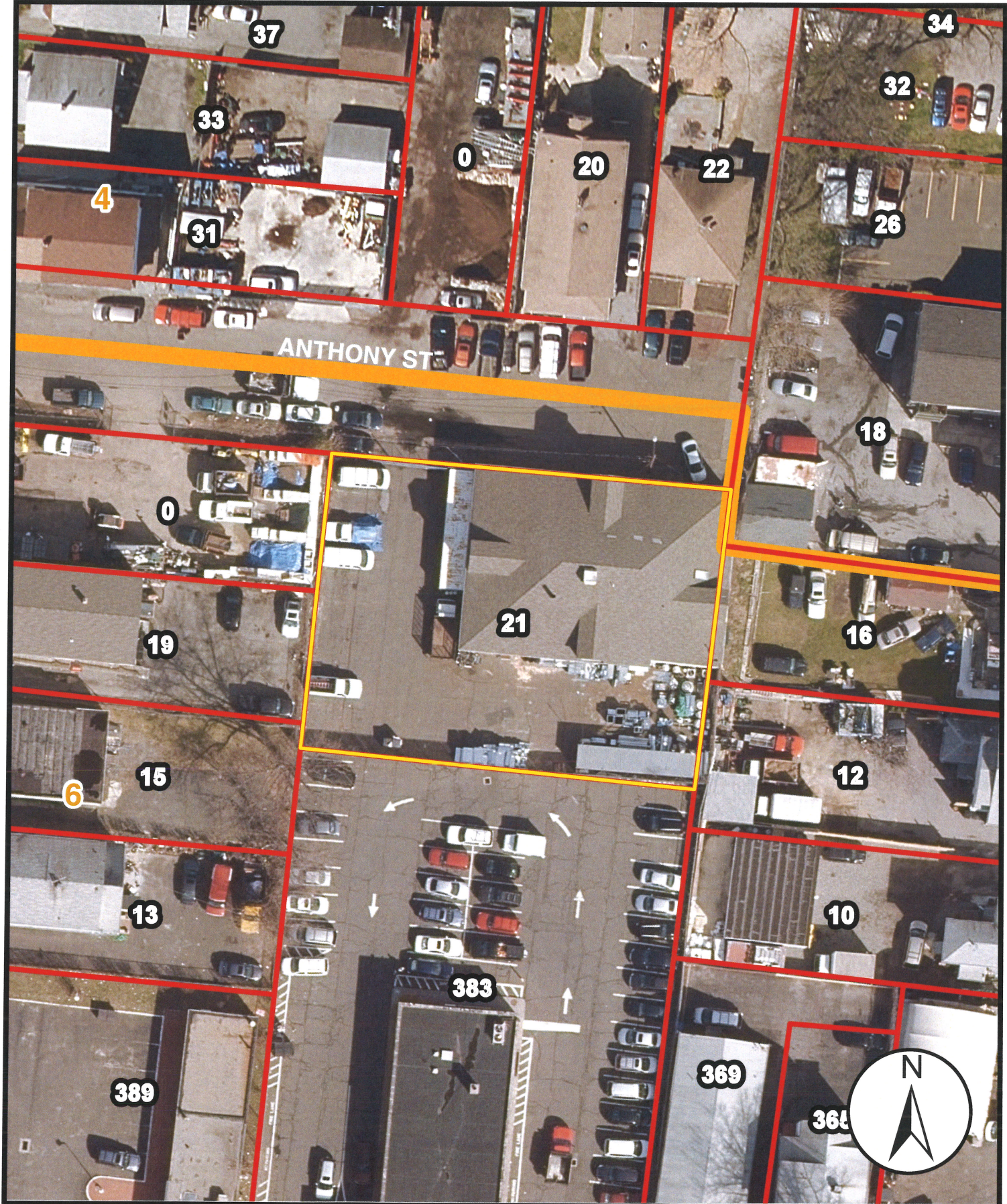
Zoning Enforcement: *Mary Judge* Date: 9/29/22

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

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

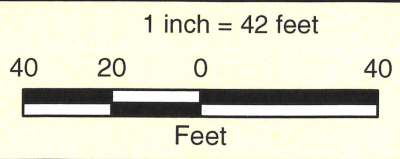
Environmental Protection: \_\_\_\_\_ Date: \_\_\_\_\_

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



**ZBA Application #031-22**  
**21 Anthony Street**

Date: 10/11/2022





LIBERTY STREET

ANTHONY ST.  
(50' Wide)

**AERIAL EXHIBIT**  
**21 ANTHONY STREET**  
**STAMFORD, CT**

**#031-22**



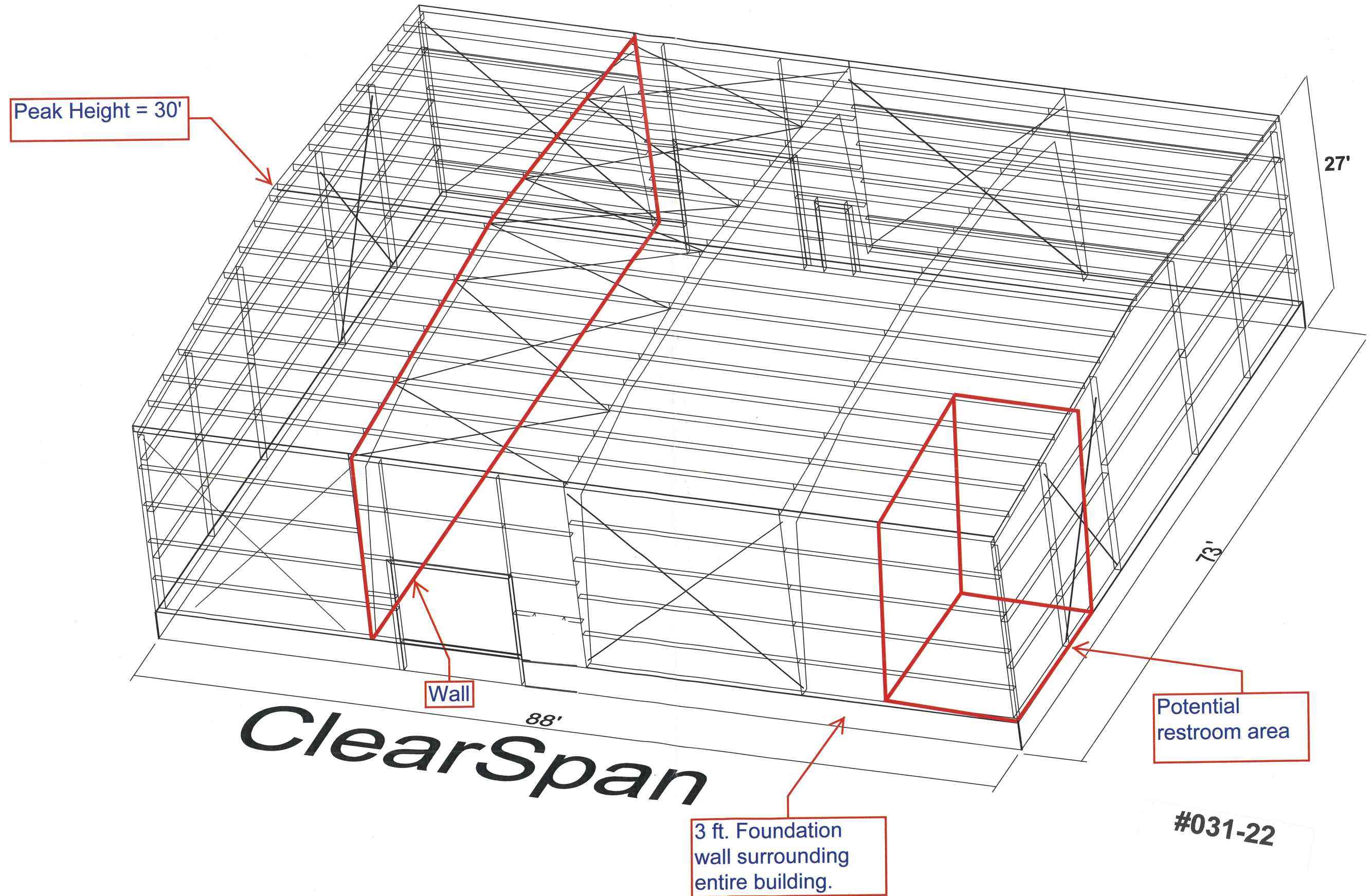
**REDNISS  
& MEAD**

LAND SURVEYING  
CIVIL ENGINEERING  
PLANNING & ZONING CONSULTING  
PERMITTING

22 First Street | Stamford, CT 06905  
Tel: 203.327.0500 | Fax: 203.357.1118  
www.rednissmead.com

COMM. NO:	DATE:
10607	9/29/2022
	SCALE:
	1"=30'

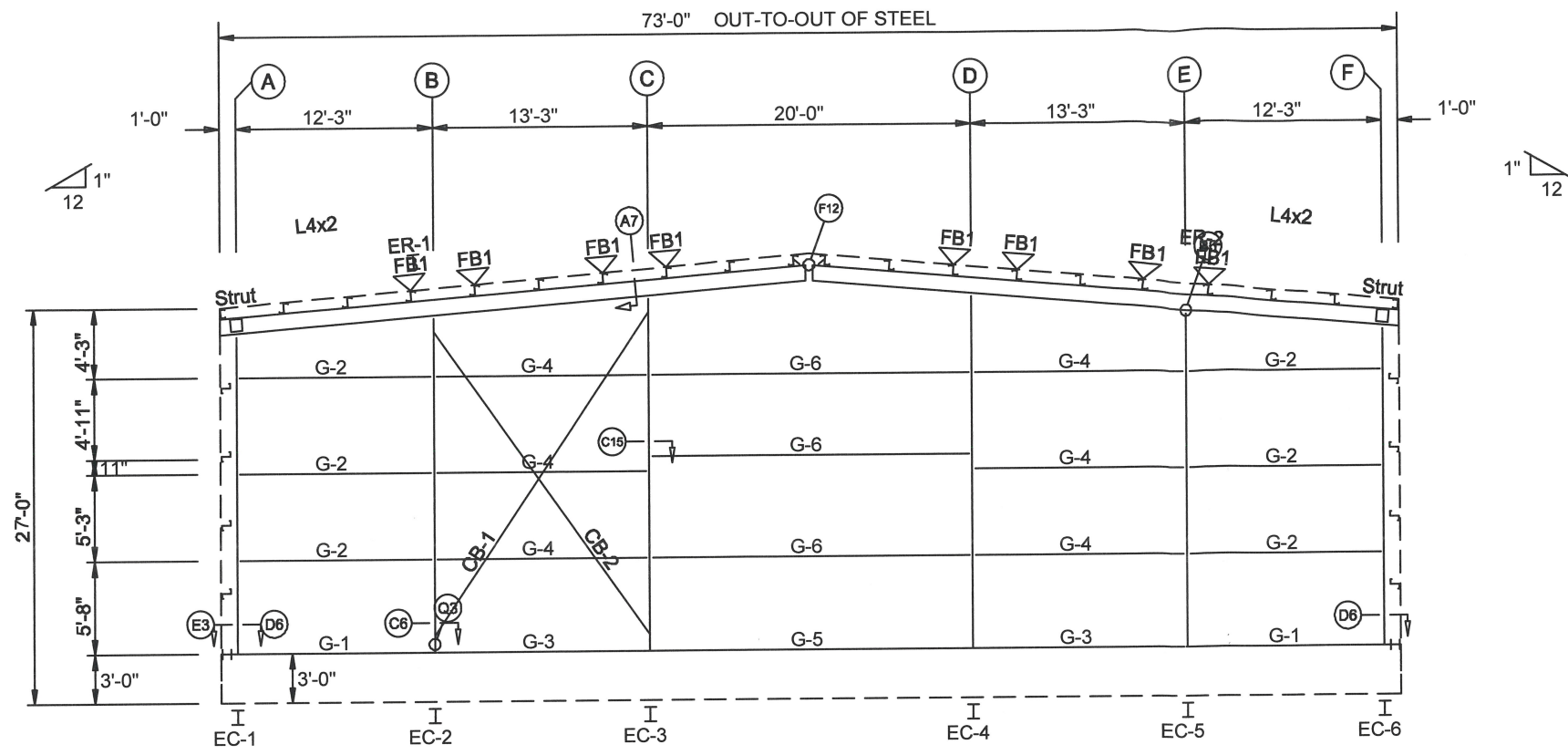
\*Door locations and associated parking/drives subject to change pending comments from TTP/Engineering.



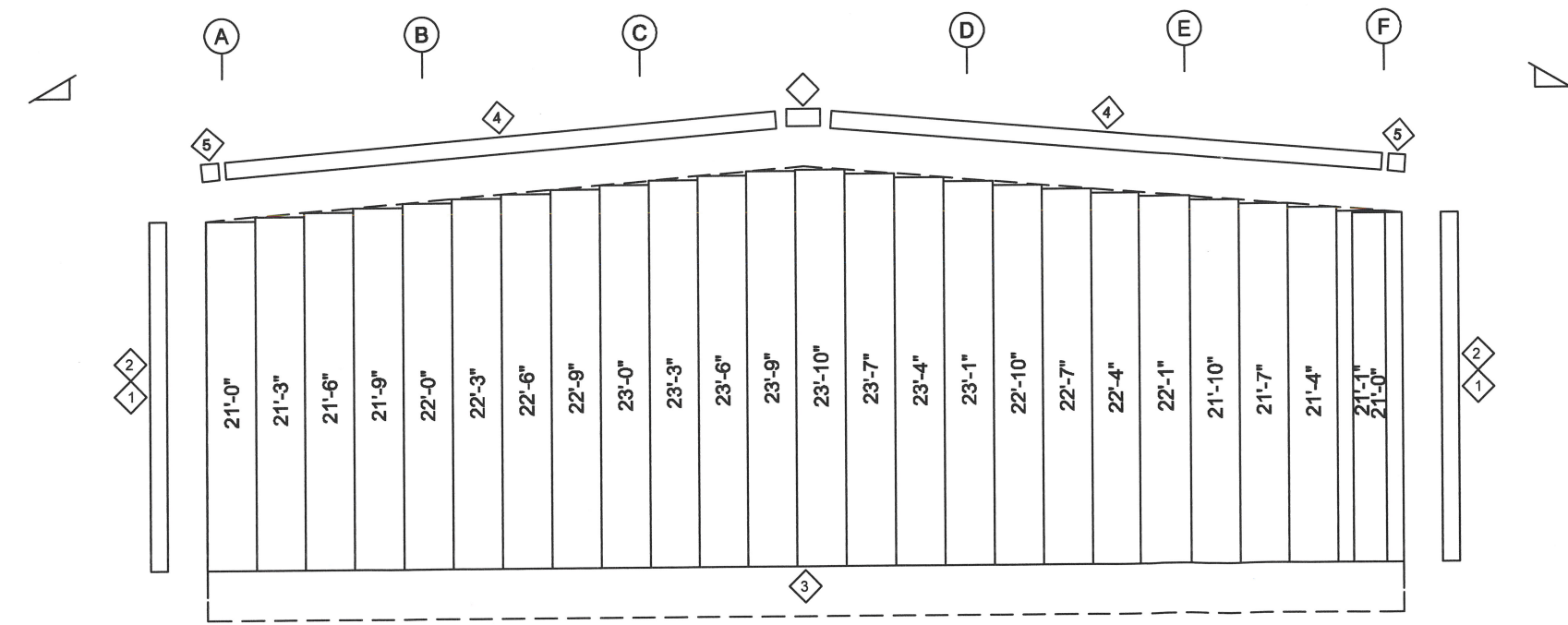


ORDER #: 1066851

CUSTOMER #:



**ENDWALL FRAMING: FRAME LINE 1**



**ENDWALL SHEETING & TRIM: FRAME LINE 1**

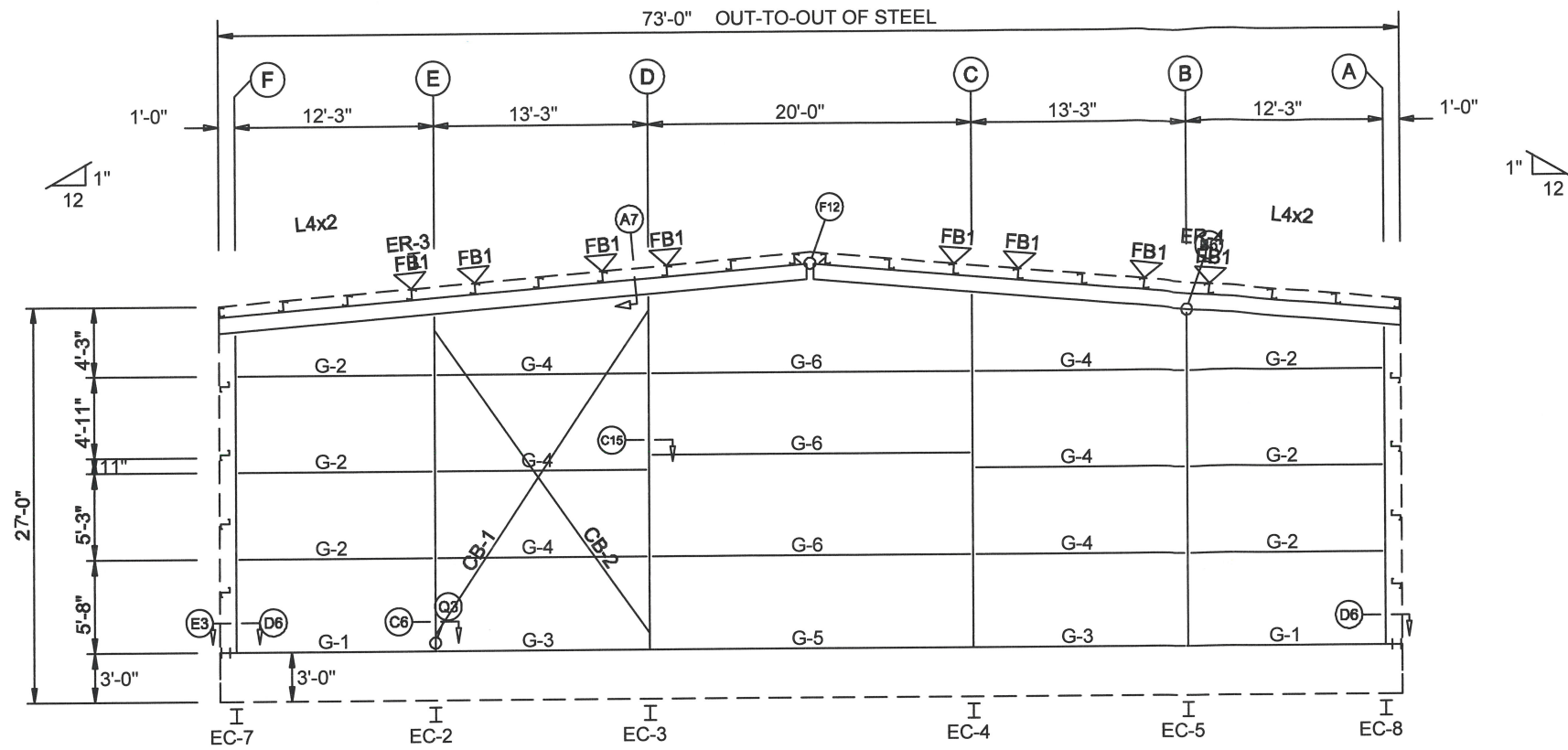
PANELS: 26 Ga. RL - Need SMP 40 Year Color

PROFESSIONAL SEAL

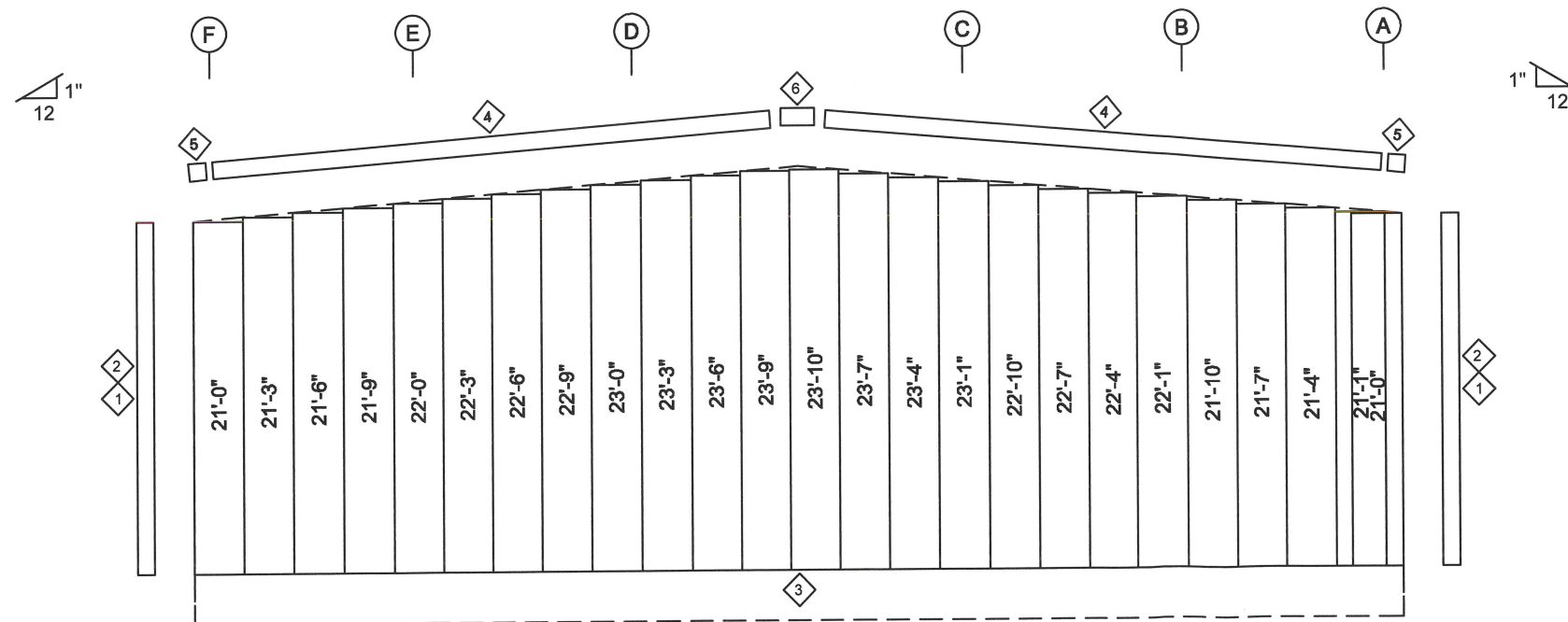
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	STRUCTURE SKU #:	STRUCTURE SIZE: 73'-0" x 88'-0" x 24'-0"
SHEET TITLE: ENDWALL FRAMING		

DRAWING DETAILS			
DRAWN BY: DFT		CREATION DATE: 9/28/22	
REVISIONS:			
NO.	BY:	DATE:	DESCRIPTION:
1			
2			
3			
4			

NO SCALE  
 SHEET SIZE: 11X17  
 SHEET: E2



ENDWALL FRAMING: FRAME LINE 5



ENDWALL SHEETING & TRIM: FRAME LINE 5

PANELS: 26 Ga. RL - Need SMP 40 Year Color

PROFESSIONAL SEAL

CUSTOMER INFORMATION:		CONTACT PHONE:
Customer:	Cust Address 1:	Phone:
Cust Address 2:	CUSTOMER CONTACT:	
	Contact Person:	
	STRUCTURE SKU #:	
	STRUCTURE SIZE:	73'-0" x 88'-0" x 24'-0"
	SHEET TITLE:	ENDWALL FRAMING

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DRAWN BY: DFT	CREATION DATE: 9/28/22

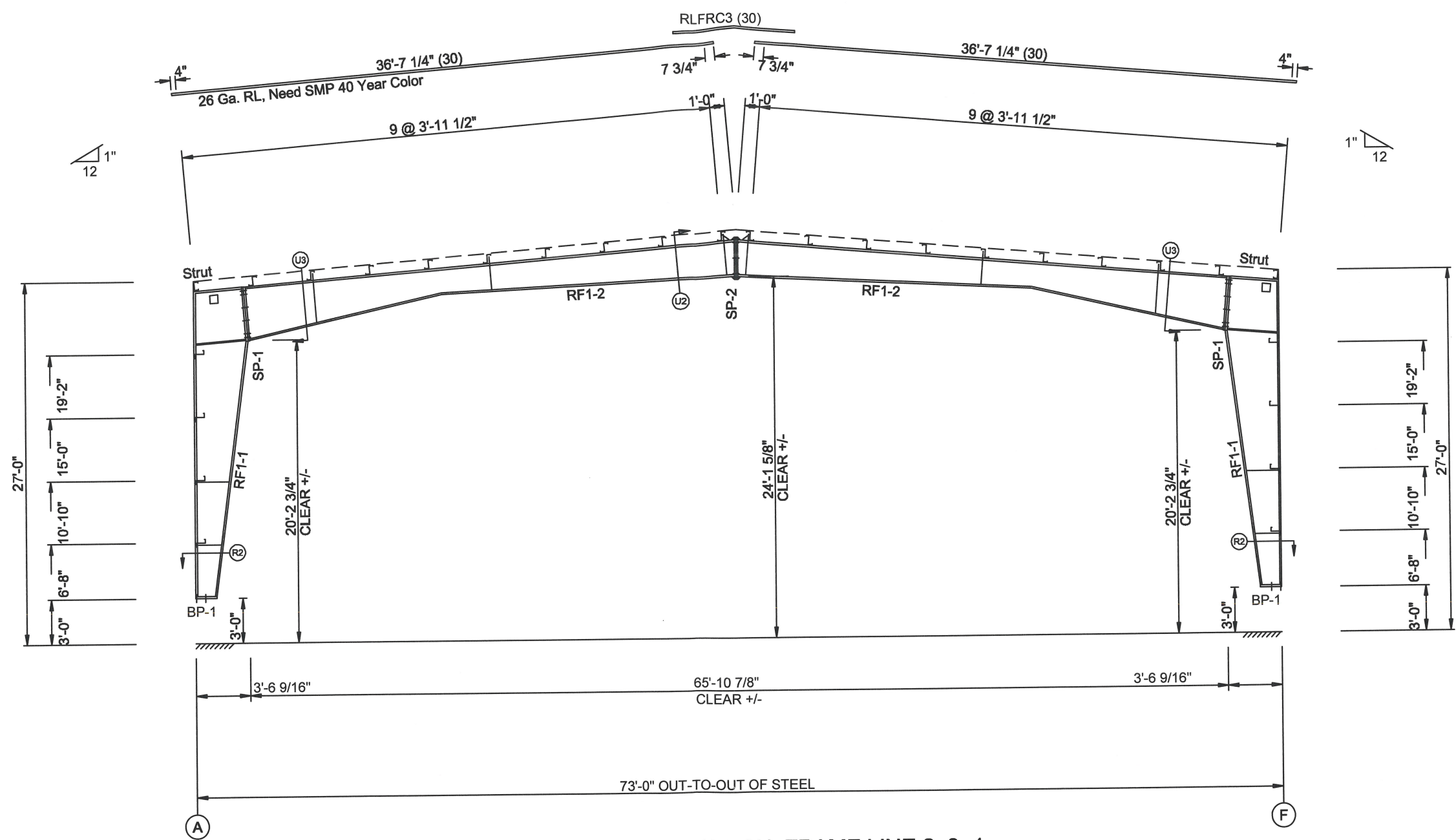
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NO SCALE			SHEET: E3
SHEET SIZE: 11X17			



ENGINEERING SERVICES & PRODUCTS CO.  
1440 18TH AVENUE SW  
DYERSVILLE, IA 52040  
P5638756115  
WWW.CLEARSPAN.COM  
WWW.CLEARSPAN.COM

ORDER #: 1066851

CUSTOMER #:



RIGID FRAME ELEVATION: FRAME LINE 2 3 4

PROFESSIONAL SEAL

CUSTOMER INFORMATION:		CONTACT PHONE:	
Customer	1	Phone	
Customer Address 2	2		
CUSTOMER CONTACT:		CONTACT PERSON:	
Contact Person			
STRUCTURE SKU #			
STRUCTURE SIZE:		73'-0" x 88'-0" x 24'-0"	
SHEET TITLE:		RIGID FRAME ELEVATION	

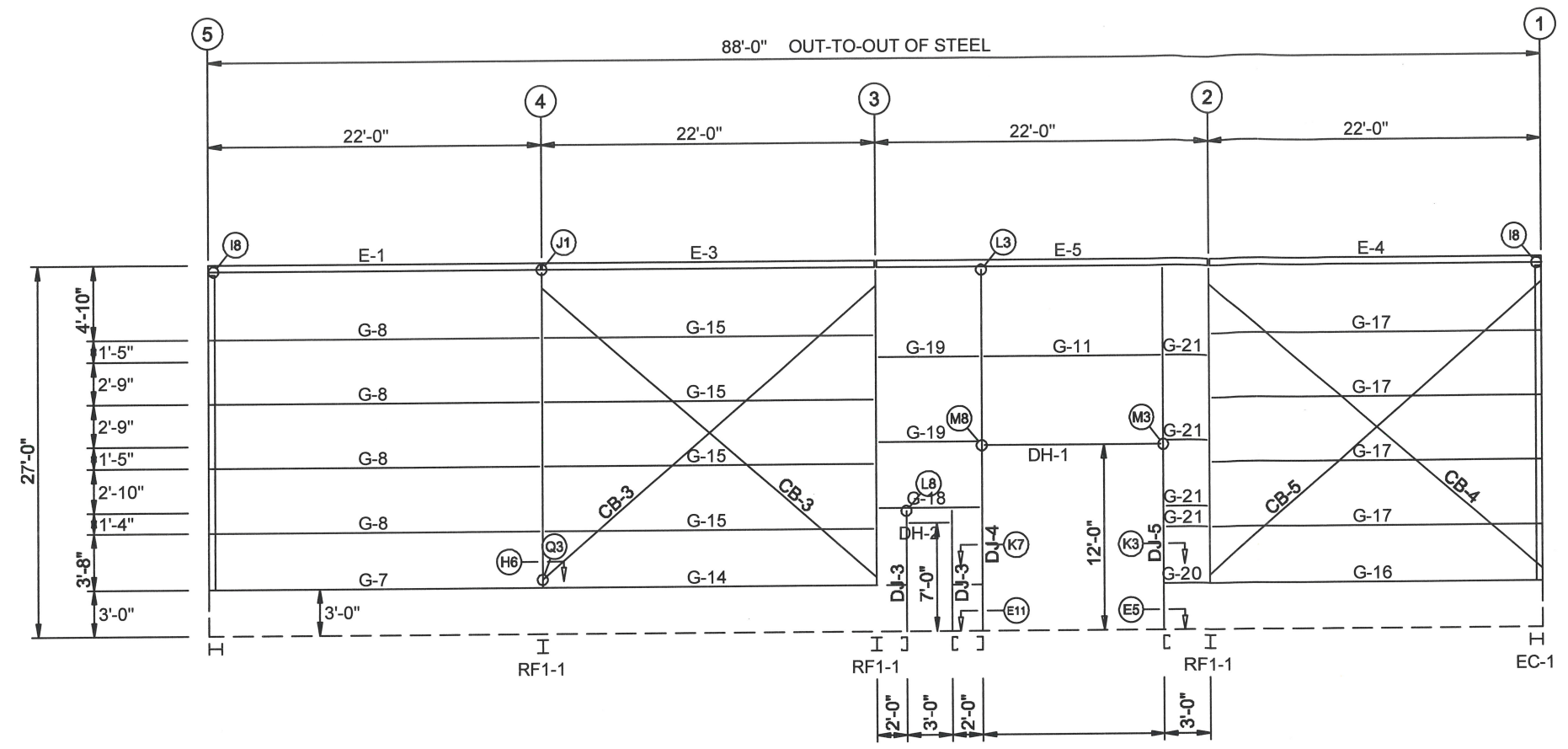
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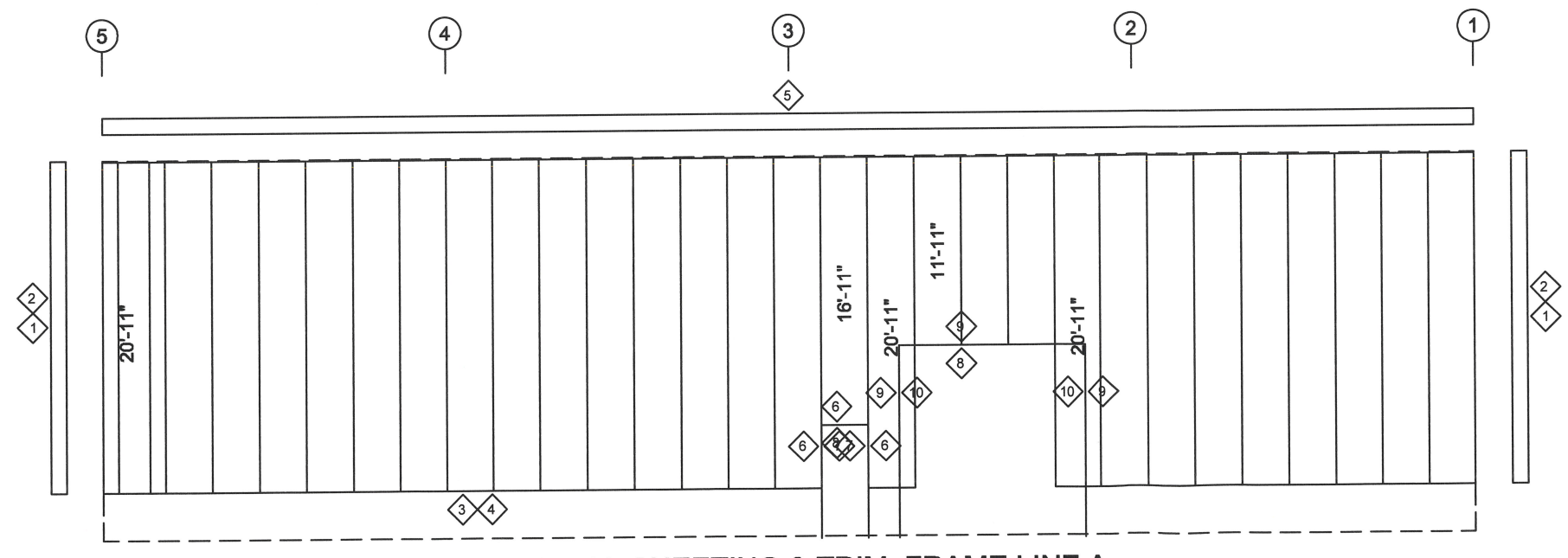
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ORDER #: 1066851  
 CUSTOMER #:



**SIDEWALL FRAMING: FRAME LINE A**



**SIDEWALL SHEETING & TRIM: FRAME LINE A**

PANELS: 26 Ga. RL - Need SMP 40 Year Color

PROFESSIONAL SEAL

CUSTOMER INFORMATION:		CONTACT PHONE:	
CUSTOMER:	Customer 1	Phone:	
CUSTOMER CONTACT:	Contact Person	STRUCTURE SKU #:	
STRUCTURE SIZE:		73'-0" x 88'-0" x 24'-0"	
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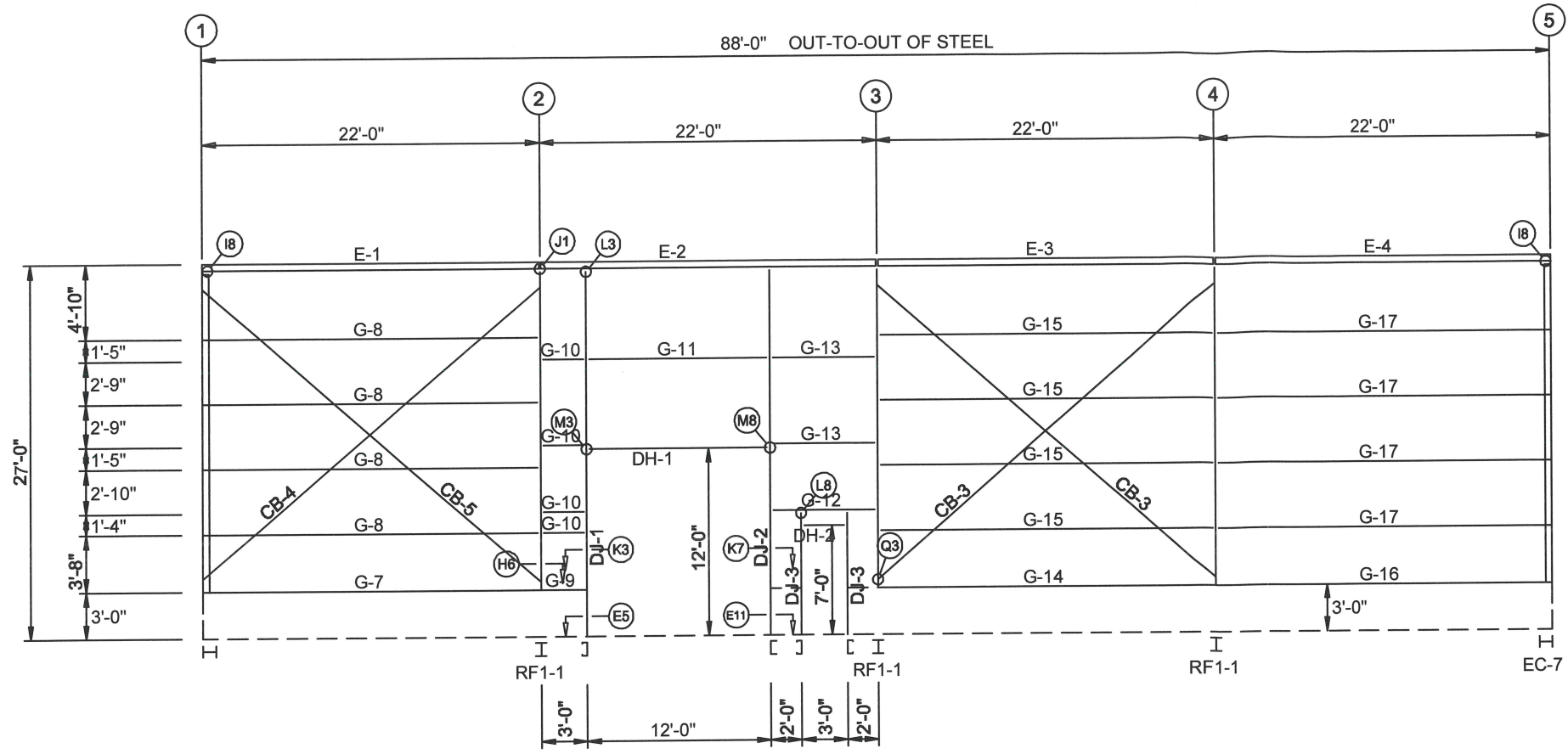
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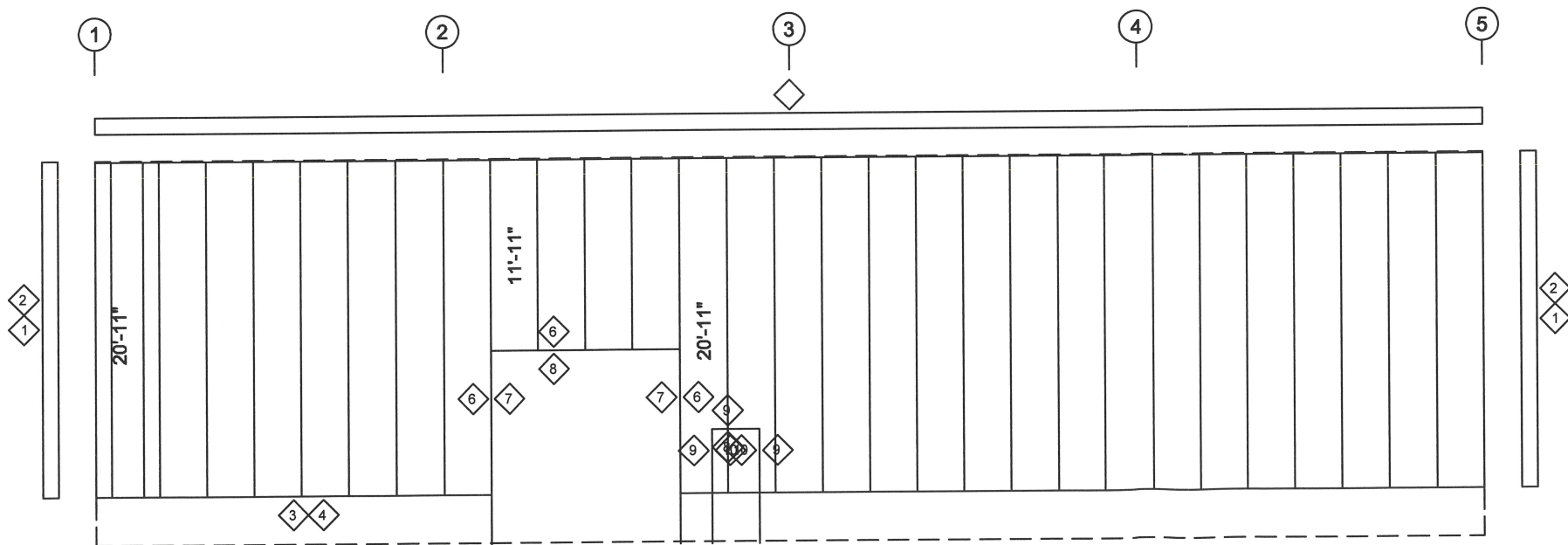
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ORDER #: 1066851

CUSTOMER #:



**SIDEWALL FRAMING: FRAME LINE F**



**SIDEWALL SHEETING & TRIM: FRAME LINE F**

PANELS: 26 Ga. RL - Need SMP 40 Year Color

PROFESSIONAL SEAL

CUSTOMER INFORMATION: Customer: Cust. Address 1: Cust. Address 2:	CONTACT PHONE: Phone	STRUCTURE SIZE: 73'-0" x 88'-0" x 24'-0"	SHEET TITLE: SIDEWALL FRAMING
	CUSTOMER CONTACT: Contact Person		

DRAWING DETAILS

DRAWN BY: DFT      CREATION DATE: 9/28/22

REVISIONS:

NO.	BY:	DATE:	DESCRIPTION:
1			
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NO SCALE  
 SHEET SIZE: 11X17

SHEET: E6