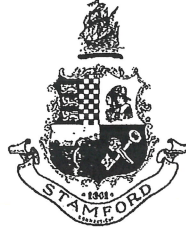


**MAYOR**  
CAROLINE SIMMONS  
**LAND USE BUREAU CHIEF**  
RALPH BLESSING



**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**

**NOV 16 2022**

**PLANNING BOARD**

**DATE:** November 16, 2022  
**TO:** Planning Board ✓  
F.Petise, Transportation  
R. Clausi, Environmental Protection Board  
S. Kisken, 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:

**#032-22**      **71 Briarwood Lane**  
**#033-22**      **18 Opper Road**

**Please respond by December 5, 2022.**

Application # \_\_\_\_\_

**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:**

71 Briarwood Lane

06903

street

zip code

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

Block: 377 Zone: RA-1 Sewered Property  yes  no

Is the structure 50 years or older  yes  No

Corner Lots Only: Intersecting Street: NA  
Within 500 feet of another municipality: No  Yes  Town of NA

**3. Owner of Property:** Christopher Mecozzi

**Address of Owner:** 71 Briarwood Lane, Stamford CT Zip 06903

**Applicant Name:** Owner

**Address of Applicant:** Owner Zip \_\_\_\_\_

**Agent Name:** NA

**Address of Agent:** NA Zip \_\_\_\_\_

**EMAIL ADDRESS:** CMecozzi@aiengineers.com

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

Telephone # of Agent NA Telephone # of Owner 203-434-5330

(CONTACT IS MADE WITH AGENT, IF ONE)

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

Single family residential home

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

Single family residential Home - 1.36 acres see attached.

**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):

TO allow Section 3 Definitions Article 3.B "Accessory Structure" allowance of a minimum of 12.5' from a side yard, in lieu of the requirement of Section 7.0 for accessory lot of 25' for RA-1 residential district, to allow the generator to be placed 13.4' from the lot line in an accessory lot. See attached.

**DO NOT WRITE ON BACK OF PAGE**

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:

See Attached "Supplemental Document- A) Describe unusual hardship"

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

See Attached "Supplemental Document - B) Explain why the variance is the minimum necessary to afford relief"

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

See Attached "Supplemental Document - C) Variance not injurious to the neighborhood"

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### **SPECIAL PERMIT**

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

A variance is requested as authorized by Section(s) \_\_\_\_\_ of  
the Zoning Ordinance. Provide details of the variance requested:  
Provide details of the variance requested:

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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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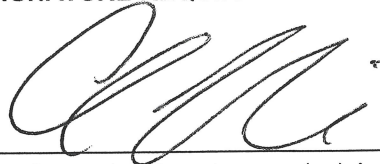
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**SIGNATURE REQUIRED FOR ALL APPLICATIONS**



10/27/2022

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

Date Filed: 10/28/2022

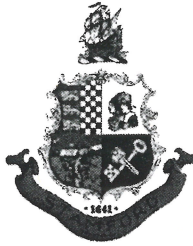
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Zoning Enforcement Officer Comments:

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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:



**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 ONE WEEK PRIOR TO THE APPLICATION DEADLINE.**

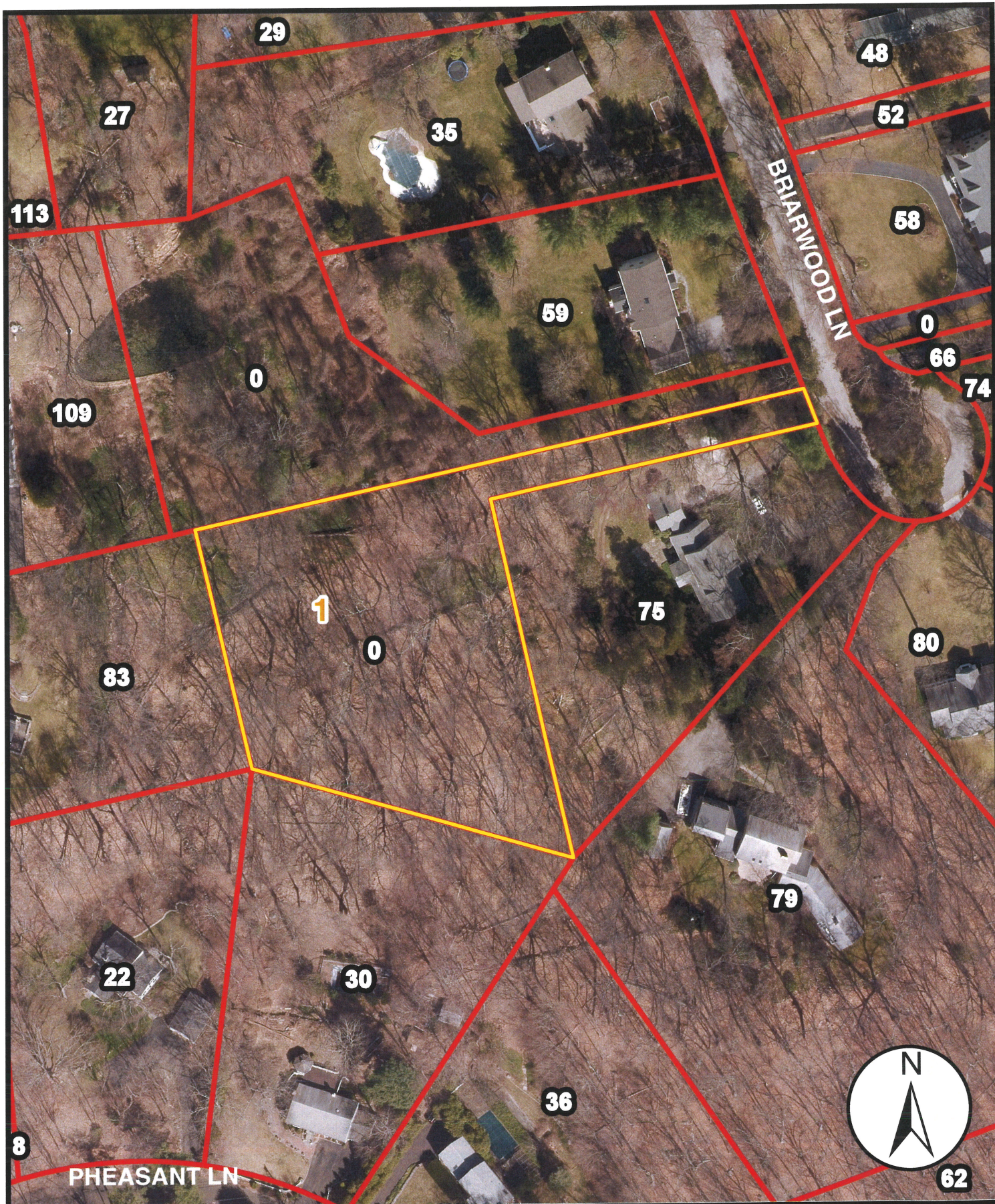
Zoning Enforcement: Frank Conti Date: 10/19/2022

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)

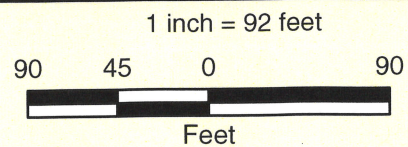
Environmental Protection: \_\_\_\_\_ Date: \_\_\_\_\_

CAM Review by: \_\_\_\_\_ ZBA \_\_\_\_\_  
Zoning Board



**ZBA Application #032-22**  
**71 Briarwood Lane**

Date: 11/17/2022



Stella and Isaac Cohen  
59 Briarwood Lane  
Stamford, CT 06903

Oct. 26, 2022

To Whom it May Concern:

It has come to our attention that our neighbors at 71 Briarwood Lane have applied for a generator variance. We have absolutely no objections to this. It does not affect us at all. In fact we can't see it at all from house 59 Briarwood Lane. We have no objection the reduction in setback for the generator. If you have any further questions, please do not hesitate to contact us. Thank you.

Stella and Isaac Cohen



October 27, 2022

Stamford Engineering Dept  
888 Washington Blvd  
Stamford, CT 06901

RE: 71 Briarwood Lane Generator Variance

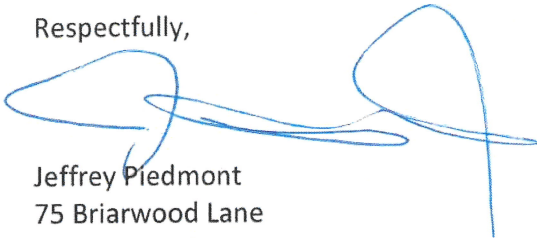
To Whom IT May Concern,

I live at 75 Briarwood Lane and would like to formally submit that I have no objections to the reduction in setback for the generator located at the above address.

We have a direct view to the owner's lot and they have planted mature landscaping around the generator and as a result we have no view of the gen in the current location.

If you have any questions please do not hesitate to contact me, 917-485-5173.

Respectfully,

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke.

Jeffrey Piedmont  
75 Briarwood Lane  
Stamford, CT 06903

71 Briarwood Lane, Variance Request – Supplemental Document  
**Seeking the Variance for side yard setback reduction for emergency power generator.**

- Existing required side yard setback is 25'
- Proposed side yard setback to generator is +/-14'
- Seeking reduction of +/-11'

A) Describe unusual hardship:

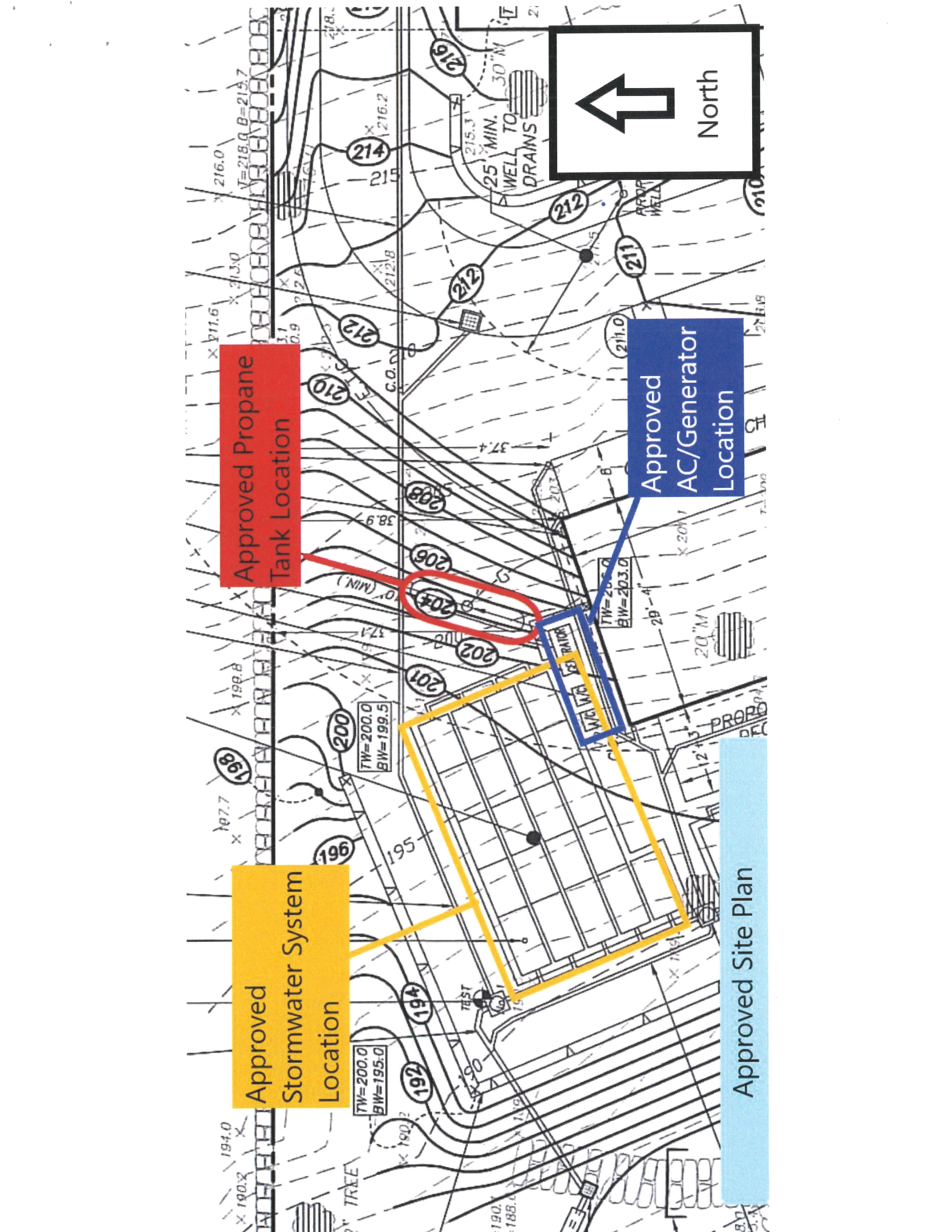
- a. The originally submitted and approved site plan shows the location of the generator and the in-ground propane tank in close proximity to the house and each other see attached (Approved Site Plan).
- b. During the permitting process for the gas tank and the generator it became apparent that the locations depicted on the approved site plan were in violations with the required minimum distances between combustible and electrical sources.
- c. The only viable location of the propane tank and the generator were found in the location depicted on the as-built site plan and the attached (As Built Plan)

B) Explain why the variance is the minimum necessary to afford relief:

- a. Due to specific medical needs of our family, removal of the emergency power generator is not an option.
- b. Alternative locations are not feasible or conflict with minimum distance requirements See Asbuilt plan.
  - i. The area directly to the **WEST** of the generator is occupied by the Cultec Stormwater detention systems.
  - ii. The area to the **EAST** is the edge of the driveway and the front yard where a generator is not permitted.
  - iii. The area to the **SOUTH** is the minimum distance between the propane tank and the generator.
  - iv. The area to the **NORTH** is +/-14 foot from the generator and the property line.

C) Variance not injurious to the neighborhood

- i. Generator not visible from the street (photo 1) or neighboring homes.
- ii. Multiple native shrubs, bushes and trees are planted surrounding this location to aid in noise reduction and aesthetic appeal (photo 2).
- iii. See attached letters from neighbor at 59 Briarwood Lane, and 75 Briarwood Lane.

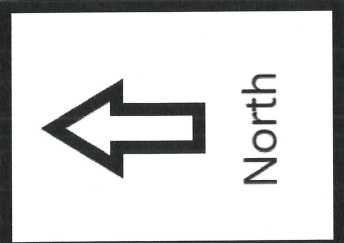


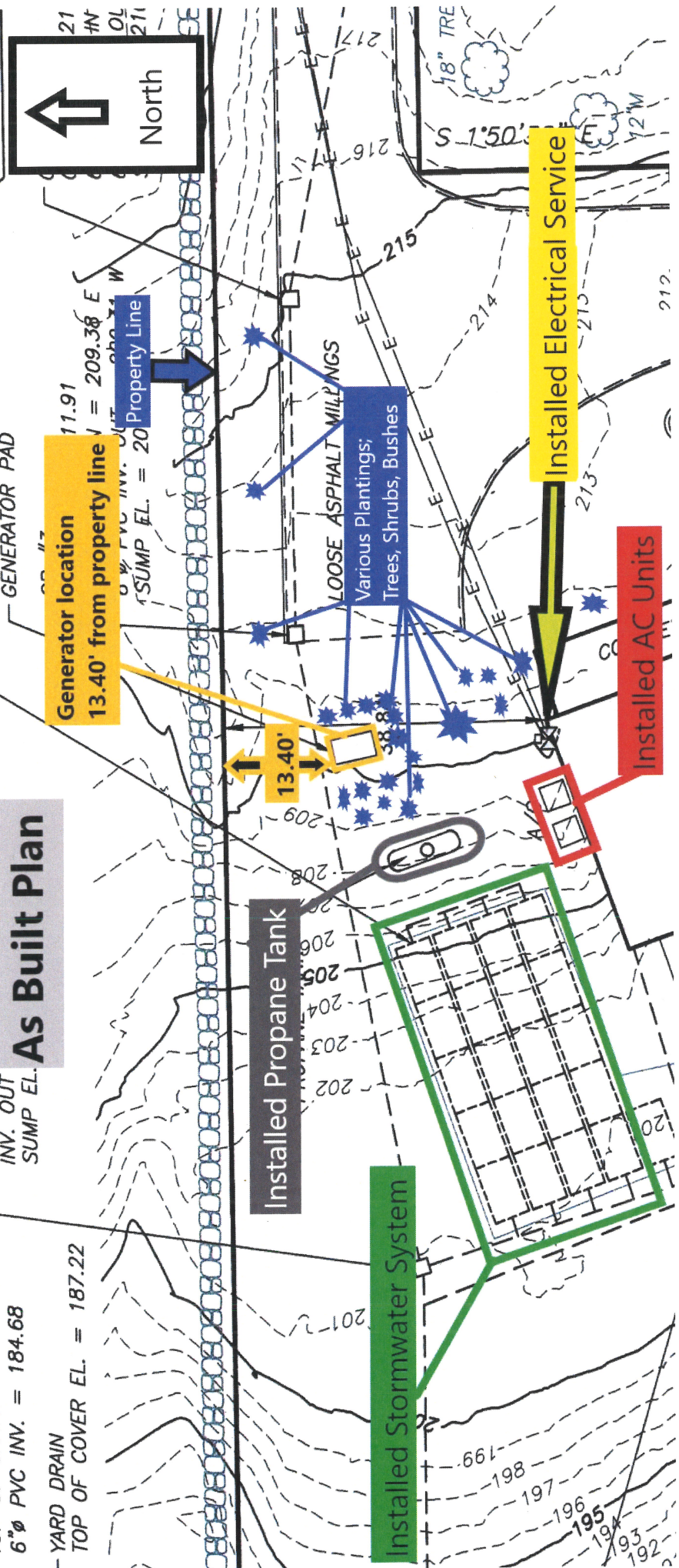
Approved Propane Tank Location

Approved AC/Generator Location

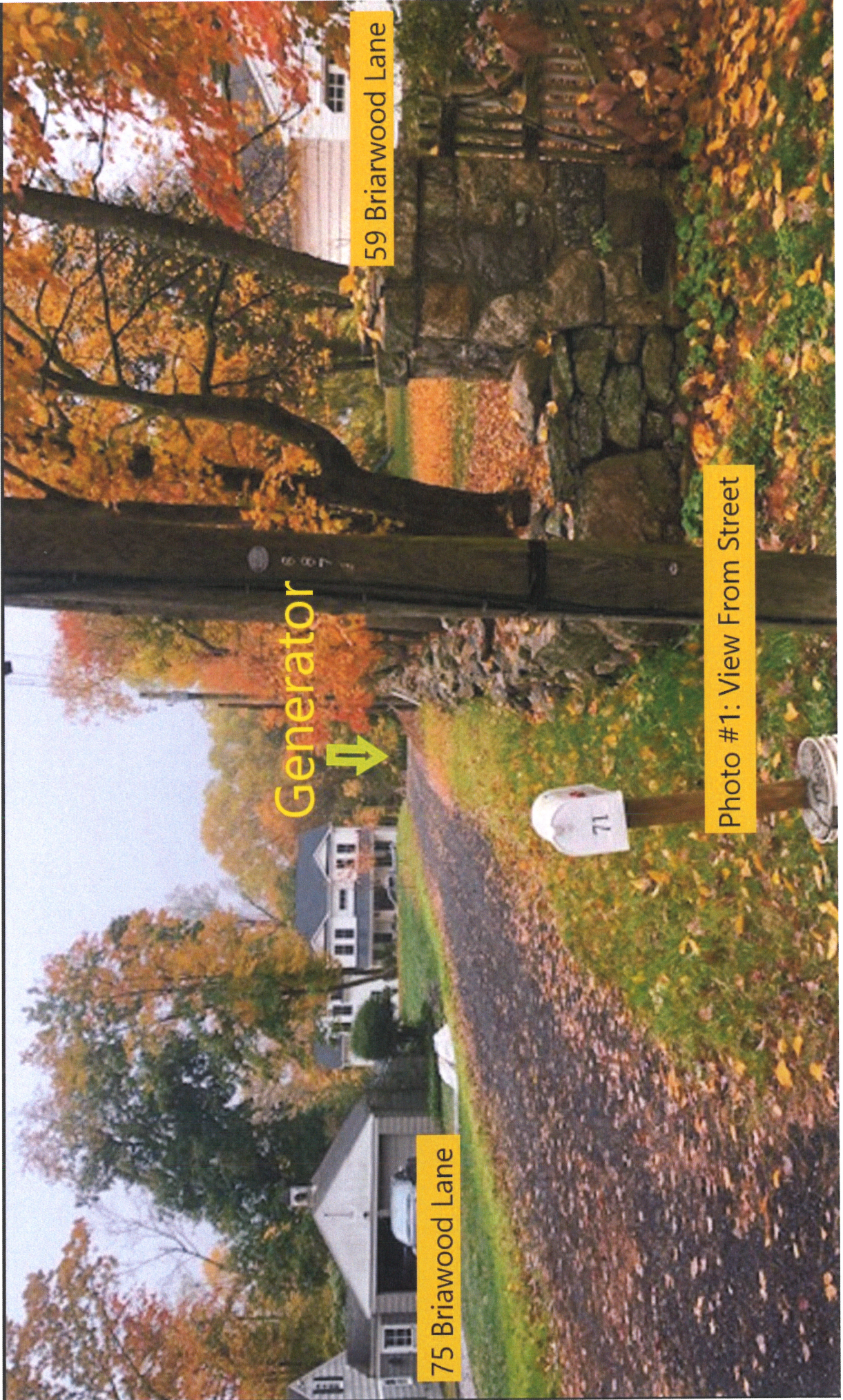
Approved Stormwater System Location

Approved Site Plan





# As Built Plan



59 Briarwood Lane

Generator



Photo #1: View From Street

75 Briarwood Lane

Generator



Photo #2

