

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:

1124 Shippan Avenue

06902

street

zip code

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

Block: 145 Zone: R6 Sewered Property yes no

Is the structure 50 years or older yes No

Corner Lots Only: Intersecting Street: Iroquois Road

Within 500 feet of another municipality: No Yes Town of _____

3. Owner of Property:

Elaine Parruccini

Address of Owner: 24 Lanell Drive, Stamford, CT Zip 06902

Applicant Name: Elaine Parruccini

Address of Applicant 24 Lanell Drive, Stamford, CT Zip 06902

Agent Name: Mario P. Musilli

Address of Agent: 1100 Summer Street, 4th Floor, Stamford, CT Zip 06905

EMAIL ADDRESS: mario@musillilaw.com
(Must be provided to receive comments from letters of referral)

Telephone # of Agent 203-348-6611 Telephone # of Owner 203-921-8045

(CONTACT IS MADE WITH AGENT, IF ONE)

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

There is a one (1) story single family dwelling consisting of a 996 square feet of living area fronting on Shippan Avenue along with a 342 square foot detached garage along the easterly boundary line.

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

The applicant intends to add a second story on the same footprint of the existing structure which is approximately 25' x 40' excluding an enclosed porch of approximately 200 square feet.

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):

The applicant seeks a total of five variances, all of which are existing conditions: Table III, Appendix B

- A 1. To allow a 19.0 foot front line setback from Shippan Avenue in lieu of the 25.0 feet required.
- B 2. To allow a 10.0 foot front line setback from Iroquois Road in lieu of the 25.0 feet required.
- C 3. To allow a 3.5 foot side yard setback from northerly side yard property line in lieu of the 6.0 feet required.

ZONING ENFORCEMENT APPROVAL
For Submission To Zoning Board Of Appeals

Sheet 1 of 2
Authorized Signature [Signature] Date 2/3/2023

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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:

The property is a corner lot and is burdened with two front yards and the current structure was built in 1920 (prior to the enactment of the Zoning Regulations).

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

The applicant will limit all improvements to the existing footprint and will not expand the maximum building area allowed by the Zoning Regulations.

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

The use proposed is consistent with the neighborhood and will not add any additional burden to the surrounding area. There is adequate land to allow the parking of vehicles on the site without impacting the rear or side yards.

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:

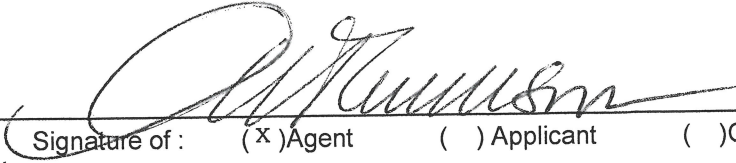
N/A

MOTOR VEHICLE APPLICATIONS

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

N/A

SIGNATURE REQUIRED FOR ALL APPLICATIONS


Signature of: Agent Applicant Owner

Date Filed: 3/2/2022

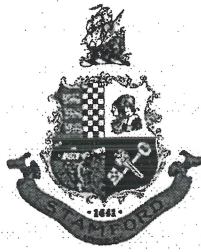
Zoning Enforcement Officer Comments:

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



CITY OF STAMFORD
ZONING BOARD OF APPEALS

APPLICATION PACKET

Board Members
Joseph Pigott, Chair
John A. Sedlak
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: _____

Date: _____

3/3/2023

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

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

Environmental Protection: _____

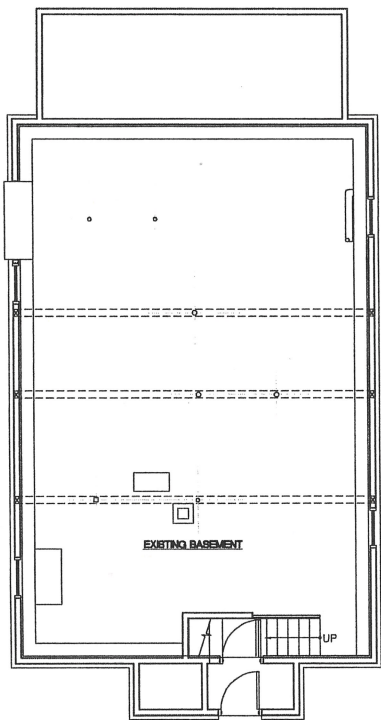
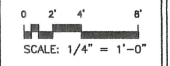
Date: 3/7/23

CAM Review by:

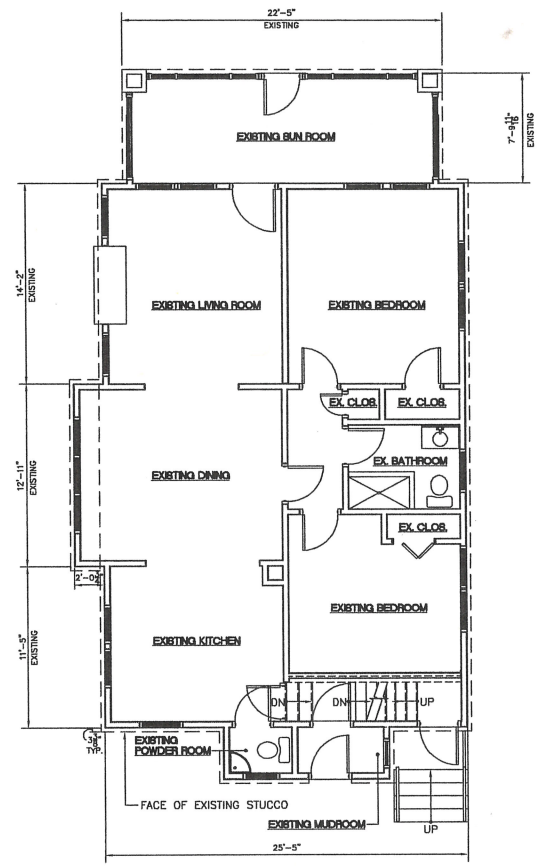
Zoning Board

ZBA

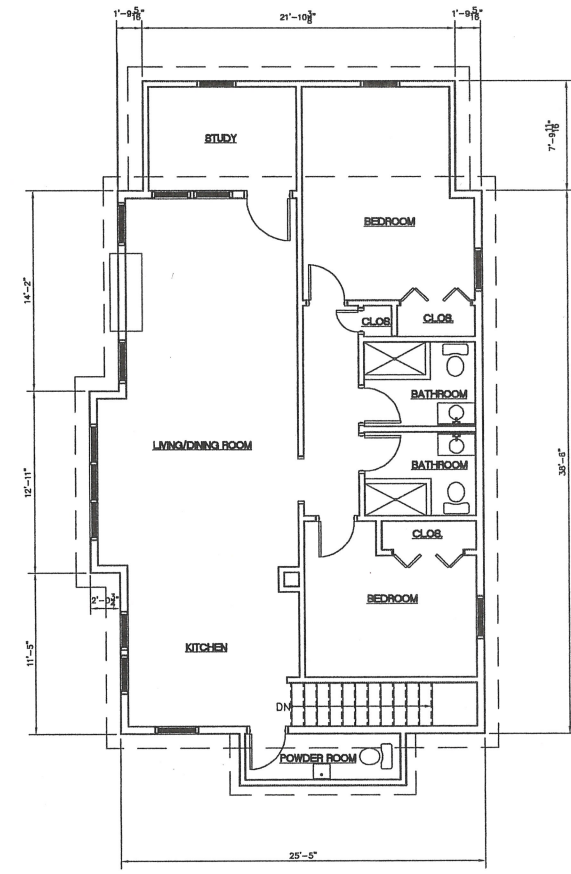
This drawing and details on it, as an instrument of service, is the property of the architect and may be used for this specific project and shall not be loaned, copied or reproduced without consent of the architect.



EXISTING BASEMENT FLOOR PLAN
 SCALE: 1/4"=1'-0"
 FLOOR AREA: 835 S.F.



EXISTING FIRST FLOOR PLAN + PROPOSED EXTERIOR STEPS
 SCALE: 1/4"=1'-0"
 FLOOR AREA: 1,149 S.F.



PROPOSED SECOND FLOOR PLAN
 SCALE: 1/4"=1'-0"
 FLOOR AREA: 1,140 S.F.

1	1/25/20	ZBA SUBMISSION
No.	Date	Revision

R. Neil Hayes, Jr.
 ARCHITECT

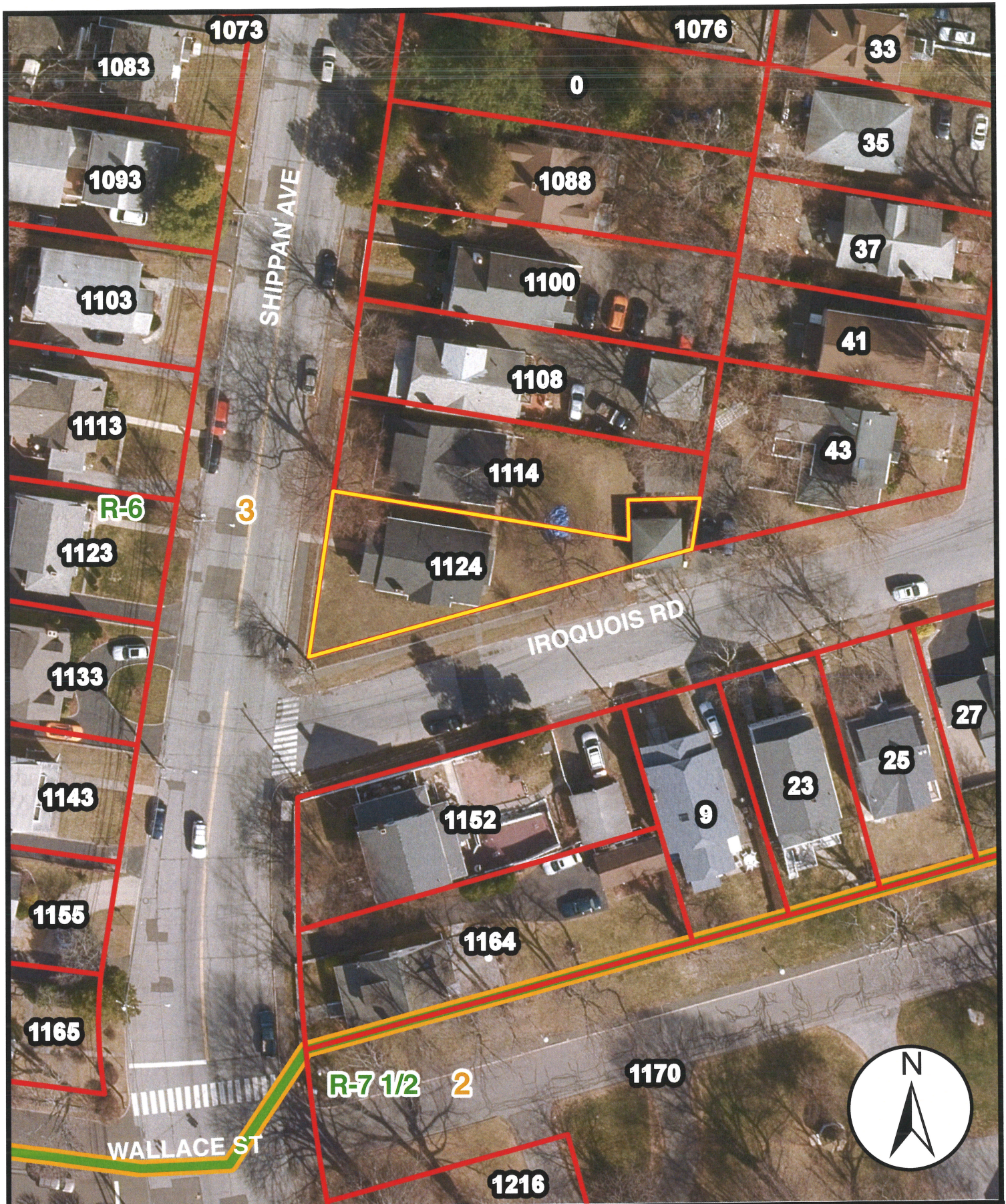
mhayes108@gmail.com
 203-912-1509 (cell)

Project Title
SECOND FLOOR ADDITION
 to

124 SHIFFAN AVENUE
 STAMFORD, CT

Date	12/3/2022	Dwn/Chkd	RNH
Scale	AS SHOWN	Proj. No.	X

Drawing Title
FLOOR PLANS



ZBA Application #010-23
1124 Shippan Avenue

Date: 3/14/2023

