

Exempt

Application # 019-23

**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:

168 Stamford Ave - Stamford, CT 06902
street zip code

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

Block: 161 Zone: R-20 Sewered Property yes no

Is the structure 50 years or older yes No

Corner Lots Only: Intersecting Street: Stamford Ave & Sound Ave

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

3. Owner of Property: Conor M Hickey & Suzanne M Marsalisi

Address of Owner: 168 Stamford Ave - Stamford, CT Zip 06902

Applicant Name: Conor M Hickey & Suzanne M Marsalisi

Address of Applicant 168 Stamford Ave - 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, detached garage, patio, and landscaping

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

No changes to the proposed use(s). The home has been permitted for a partial 2-story addition and screened porch which are in conformance with all applicable regulations and not part of any variance request. Such additions are permitted and currently under construction.

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):

Variance of Section 3.B Defined Terms "Accessory Structure" to permit existing outdoor fireplace, built-in barbecue, and generator to remain within a Front Yard.

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:

The current owner purchased the property in 2020 where the existing non-conforming Fire Place, Grill, retaining walls, and Generator already existed.

The property is a corner lot with frontage on both Stamford and Sound Ave. The increased dual frontage and topography of the remaining property severely limit the buildable areas for accessory structures. The placement of the existing home much further from the minimum front setback further exacerbates the restrictive front yard areas.

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

The Fire Place, Grill, retaining wall, and Generator are previously existing conditions, which conform to all other height, coverage and setback requirements.

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

The existing Fire Place, Grill, retaining wall, and Generator are in keeping with the scale and character of the neighborhood, and are appropriately screened with from abutting frontages.

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:

MOTOR VEHICLE APPLICATIONS

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

SIGNATURE REQUIRED FOR ALL APPLICATIONS



Signature of : Agent Applicant Owner

Date Filed: 4/20/2023

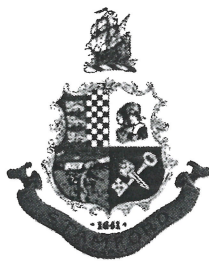
Zoning Enforcement Officer Comments:

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.

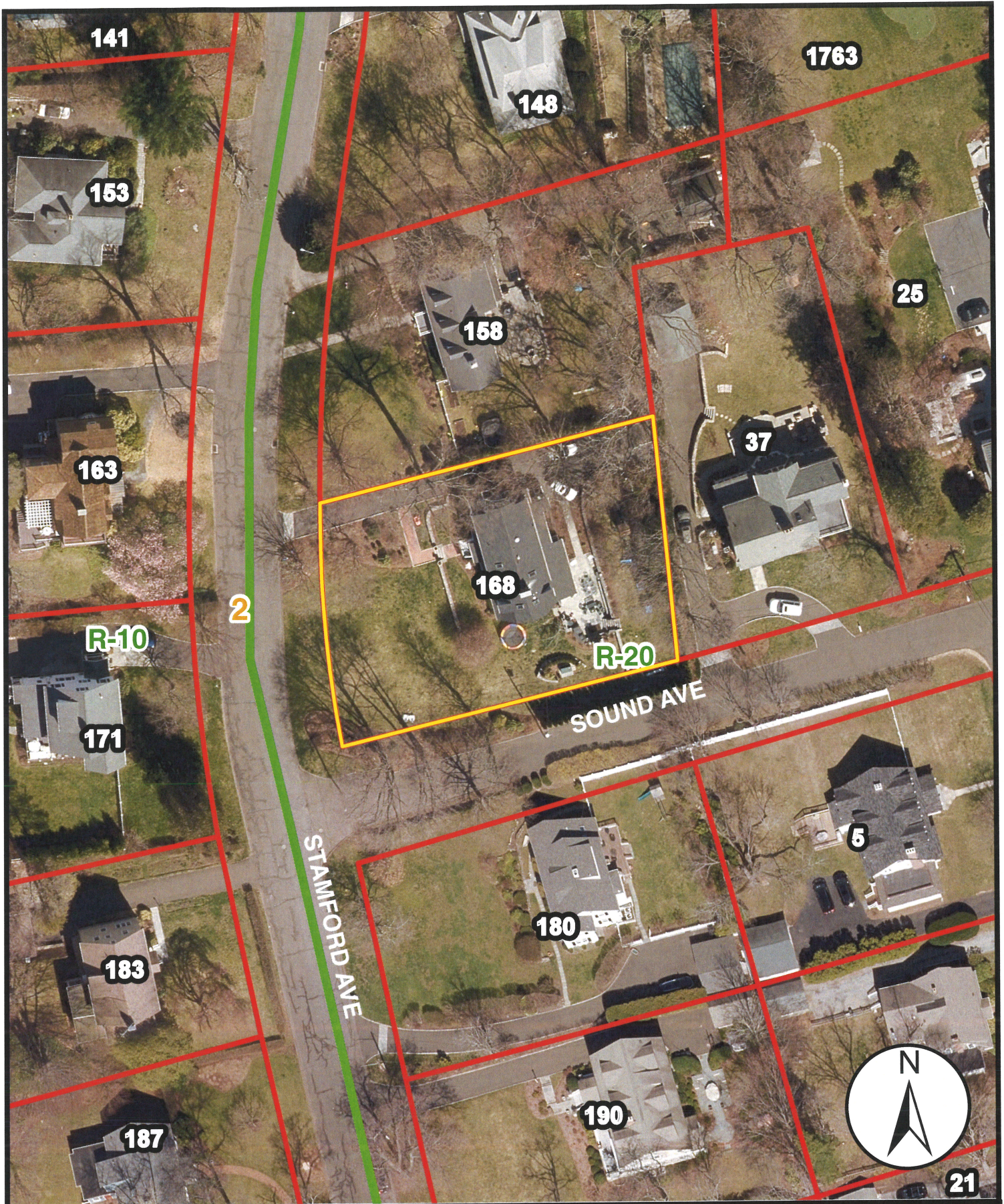
Zoning Enforcement: Paul Ant Date: 4/21/23

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

Is the project exempt from the coastal regulation?
Yes () Exemption # 10E No () N/A ()

Environmental Protection: Robert E. Clavin Date: 4/21/23

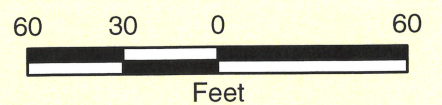
CAM Review by: _____ ZBA
Zoning Board



ZBA Application #019-23
168 Stamford Avenue

Date: 5/3/2023

1 inch = 58 feet





AERIAL EXHIBIT
168 STAMFORD AVE
STAMFORD, CT

#019-23



**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:
10311	4/20/2023
	SCALE:
	1"=80'

PHOTO EXHIBIT
168 Stamford Ave



#019-23



REDNISS
& MEAD

April 20, 2023

PHOTO EXHIBIT
168 Stamford Ave



#019-23



**REDNISS
& MEAD**

April 20, 2023

4/20/2023

Zoning Data Chart
168 Stamford Ave

	Existing	Required	Notes
Lot Area	19,622	20,000	
Frontage	288.35	100'	
Building Coverage	2,157.8 11.0%	2,943.3 15%	
Principal Setback			
Front (Stamford Ave)	71.8'	40'	
Front (Sound Ave)	45.5'	40'	
Side	15.9'	15'	
Side	47.2'	20'	
Accessory Setback	7.7'	5'	

#019-23

**REDNISS
& MEAD**

April 14, 2023

City of Stamford Zoning Board of Appeals
c/o Ralph Blessing, Land Use Bureau Chief
888 Washington Boulevard
Stamford, CT 06901


Re: 168 Stamford Ave - Stamford, CT

Dear Mr. Blessing:

This letter serves to authorize Redniss & Mead, with offices at 22 First Street in Stamford, CT, to act as my agent in connection with the preparing, filing, and processing of any and all applications required for Planning and Zoning approvals relating to the above referenced property.

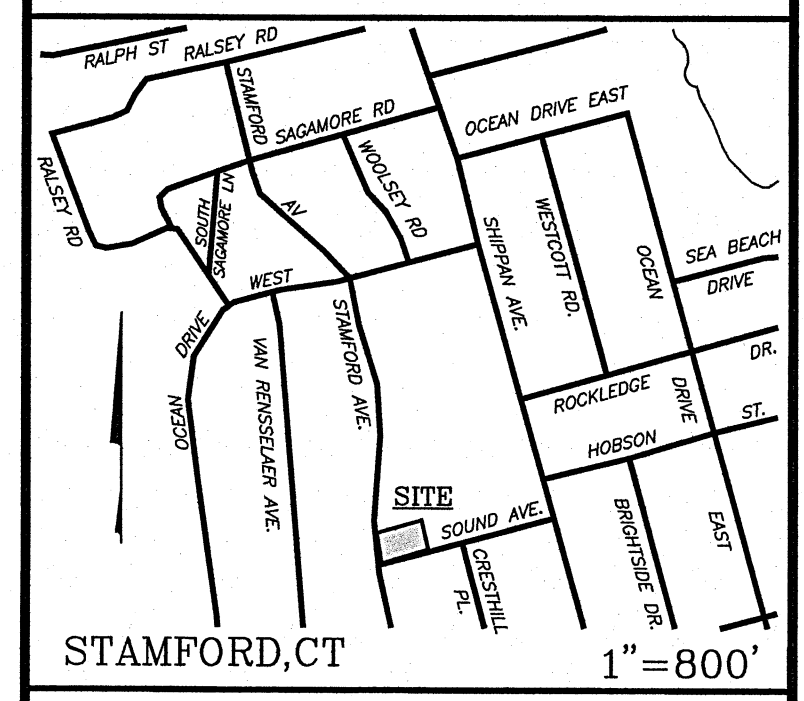
Thank you for your acknowledgement of said authority.

Sincerely,

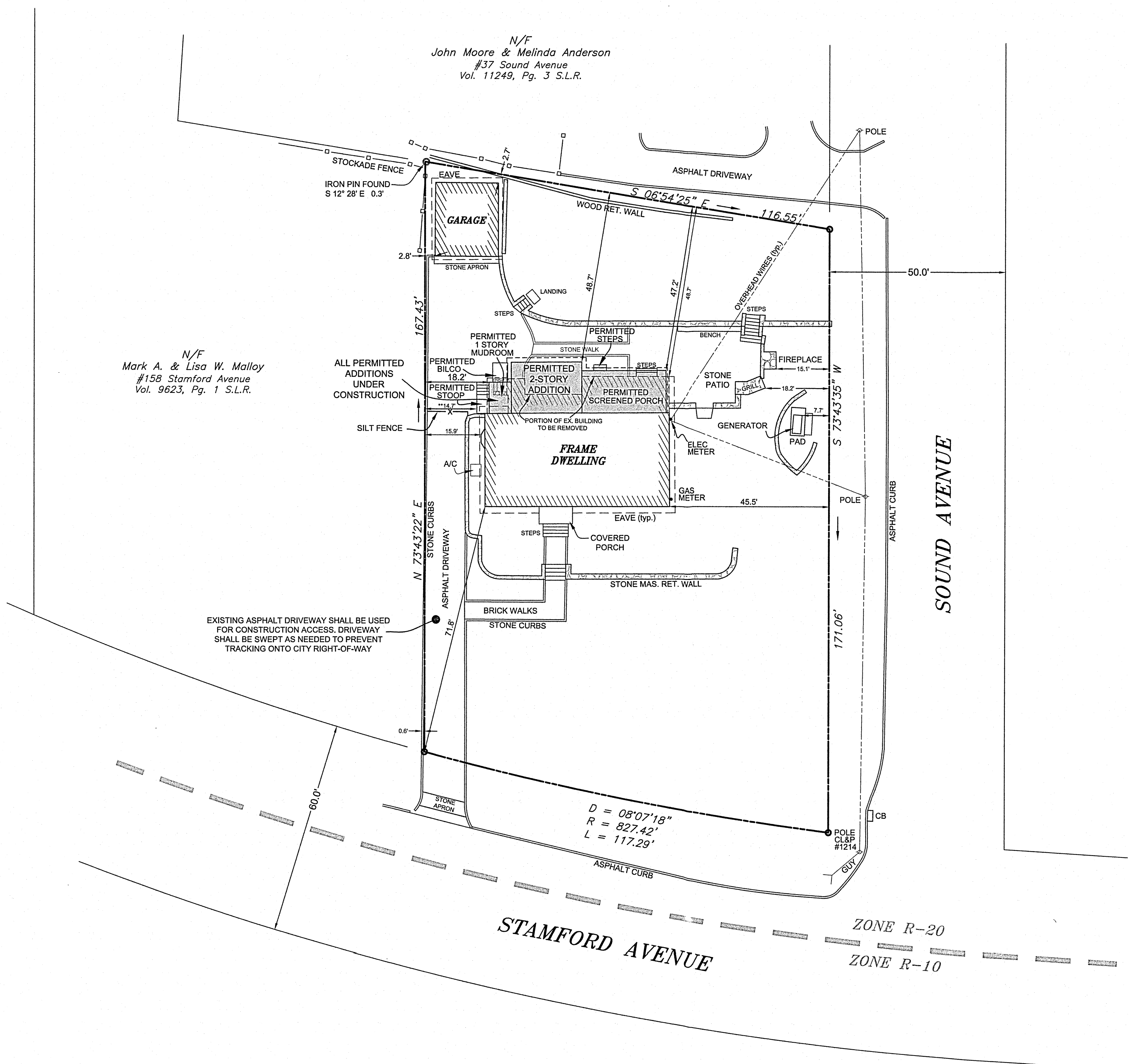
 4-17-23

Conor M Hickey
Suzanne M Marsalisi

#019-23



ORIENTATION



N/F
John Moore & Melinda Anderson
#37 Sound Avenue
Vol. 11249, Pg. 3 S.L.R.

N/F
Mark A. & Lisa W. Malloy
#158 Stamford Avenue
Vol. 9623, Pg. 1 S.L.R.

NOTES:

- This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as a Zoning Location Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and intended to be used for Zoning Board of Appeals application purposes.
- Total area of the surveyed parcel:
Minimum Required = 20,000 Sq. Ft. (0.4591 Acres)
Existing Conditions = 19,622 Sq. Ft. (0.4504 Acres).
- Building Coverage:
Maximum Allowed = 15%
Existing Conditions = 11%
Proposed Conditions = 12.2%
- Reference is made to the Deed of Record found in Vol. 12493, Pg. 43 of the Stamford Land Records (S.L.R.).
- Reference is made to maps 393, 10237 & 15097 S.L.R. and to an unrecorded map titled "Map Showing Property of William F. Collins et al., Shippan Point Stamford, Connecticut" scale 1" = 50', dated Feb. 1920 by W.B. Pierce.
- Reference is made to FEMA Flood Insurance Rate Map (FIRM) Panel No. 519 of 626, Map No. 09001C0519G, Revised 7/8/2013. Subject Parcel Does Not lie in a Special Flood Hazard Area.
- Reference is made to instruments of record as labeled hereon.
- Owner of Record: Conor M. Hickey & Suzanne M. Marsalisi.

ZONING DATA (R-20)	
SETBACK	MINIMUM
PRINCIPAL STRUCTURE	
FRONT YARD	40 FT
SIDE YARD (one side)	15 FT
SIDE YARD (both)	35 FT
REAR YARD	* N/A
ACCESSORY STRUCTURE	
SIDE YARD	15 FT
REAR YARD	5 FT

* Corner Lot
**Section 7.D - can project three feet into side yard

ZONING LOCATION SURVEY
DEPICTING
168 STAMFORD AVENUE
STAMFORD, CT
PREPARED FOR
CONOR HICKEY

Scale: 0 20 40
1" = 20'

Drawn By: RJB/lh Checked By: lp Date: 4/20/2023

To my knowledge and belief this map is substantially correct as noted herein.

Lawrence W. Posson
LAWRENCE W. POSSON, JR., CT. L.S. #18130
4/20/2023
DATE

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 & void.

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

Sheet No:
zls

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

Comm. No: 10311

#019-23