

Application # 021-23

**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:

282 Sepek St. 06902
 street zip code

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

Block: 35 Zone: MG 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: Emran M. Rahim

Address of Owner: 21 Bonner Street, Stamford Ct Zip 06902

Applicant Name: Emran M. Rahim

Address of Applicant 21 Bonner Street, Stamford Ct Zip 06902

Agent Name: John Marinelli

Address of Agent: 1372 Summer Street, Suite 201, Stamford Ct Zip 06905

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

Telephone # of Agent 203 962-3883 Telephone # of Owner 203 554-6941

(CONTACT IS MADE WITH AGENT, IF ONE)

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

Existing two-family residence currently unoccupied due to fire damage, needs to be demolished.

5. Describe in detail the proposed use and give pertinent linear and area dimensions:
10.C. [REBUILDING OF NON-CONFORMING USES AFTER DISASTERS
New two-family residence with attached one car garage to replace existing dwelling. Existing non-conforming garage to be demolished. New residence to conform to zoning setbacks and coverage.
Provide overall dimensions are as follows: 63'-11" deep x 26'-11" wide x 28'-0" high to average roof line.

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):

Section 10 - Non-Conforming Uses
First Floor: Add new one car garage to existing first floor, approximately 302 sf, east side +43 sf, west side +39 sf, south side - 39 sf and existing garage to be demolished - 528 sf.

Total existing sf = house + 1,727 sf + garage + 528 sf total existing = 2,255 sf.
Propose new house = +1,720 sf, new garage + 302 sf total new = 2,022 sf.

Propose deck= 293 sf.

Second Floor:
35 sf additional at North East corner and 50 sf at south west corner. Square off floor plate to align with new first floor plate.

Existing sf = 1,937 sf,
Proposed sf =2,022 sf.
New Deck sf =293 sf

Variance of Table IV Appendix B: (Note 21)
The side yard setback to face of wall on the east side is noted as .6 to allow for the roof overhang.
In Lieu of 0' or 4.0' for MG Zone (Note 21 Appendix B)

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 hardship is the replacement of the existing residence due to fire damage. We plan as mentioned above to design the new two-family residence to conform to current zoning regulations.

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

As mentioned above, we need to replace the existing residence damaged by the fire and design the new building to conform with current zoning regulations.

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

The plan is to put back a building which meets with today's regulations and meets with today's IBC latest building and fire codes. Existing building was approximately 95 years old with many issues from fire stops, egress windows, fire protect devices and structural issues.

SPECIAL PERMIT

(Complete this section only for special exceptions)

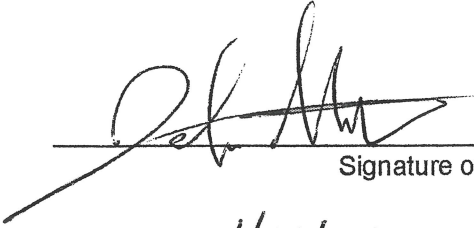
SPECIAL EXCEPTION is requested as authorized by Section(s) _____ of the Zoning Regulations.

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

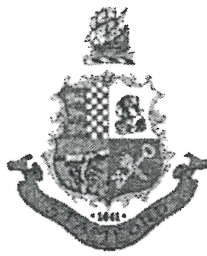
Date Filed: 4/27/23

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.

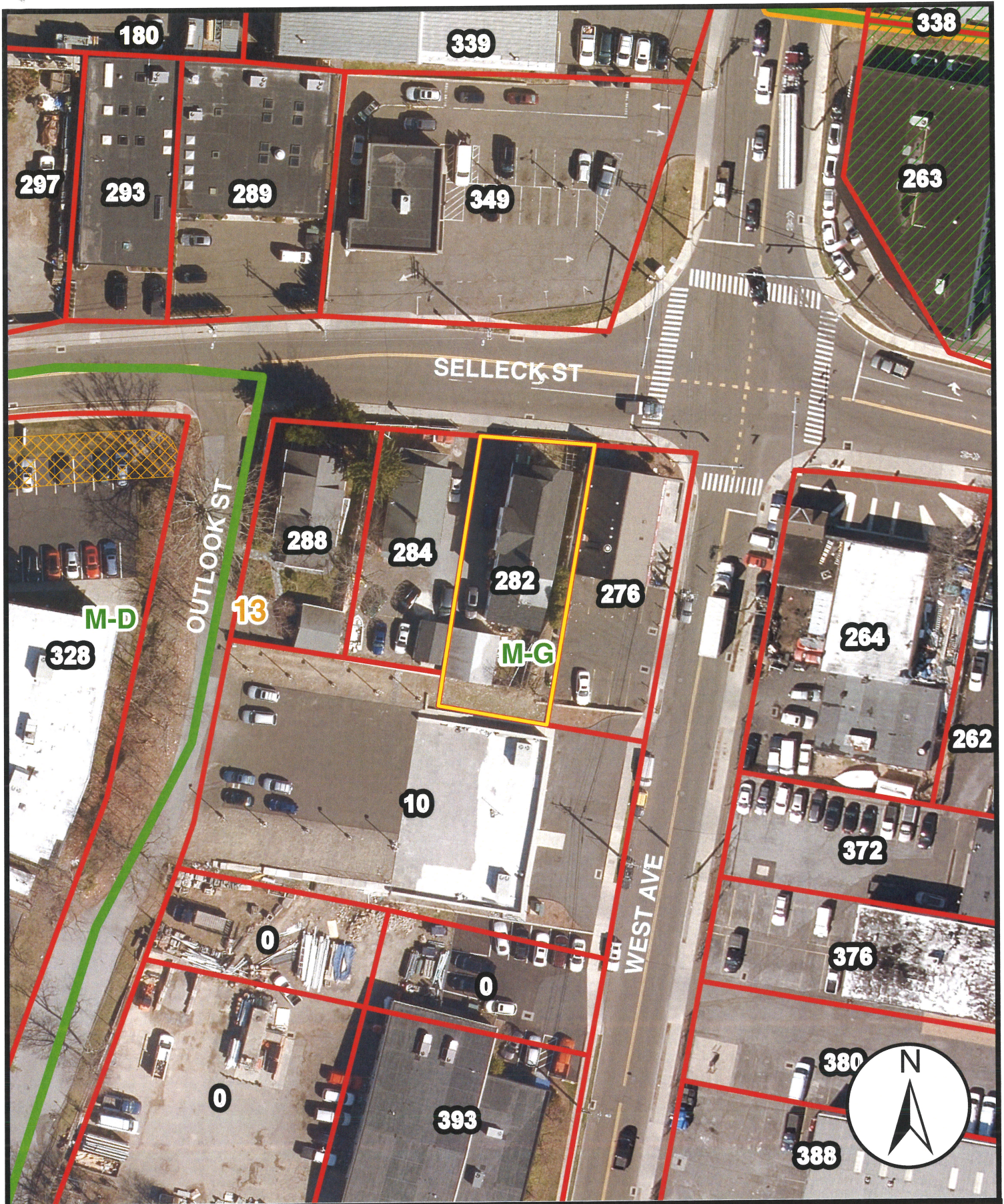
Zoning Enforcement:  Date: 4/27/2023

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: _____

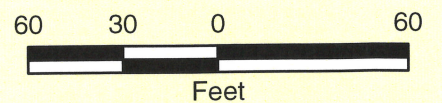
CAM Review by: _____ ZBA



ZBA Application #021-23
282 Selleck Street

Date: 5/3/2023

1 inch = 58 feet



Feet

Approximate Location Of Taking Line Refer to Map Entitled City Of Stamford Map Showing Land Acquired From West Avenue Rental Property, LLC. By The State Of Connecticut Department Of Transportation Reconstruction Of West Avenue Dated Feb. 20, 2001

M-G ZONE

PLOT PLAN

BLOCK NO. 35

PREPARED FOR 282-284 SELLECK STREET LLC 282 SELLECK STREET STAMFORD, CONNECTICUT



SCALE IN FEET

M-G ZONE BUILDING SETBACK REQUIREMENTS General Industrial District

- Front Street Line Setback.....10'
- Center Line Of Street Setback.....35'
- Rear Yard Setback.....15'

Side Yard Setback...None Required But If Provided Must Be At Least 4 Feet
Max. Building Coverage.....80% Of Lot Area (Interior Lot)

Max. Building Height 50' 4 Stories

Zoning Information Is Subject To The Review And Approval By The Appropriate Governing Authority

NOTES:

1. Underground utility, structure and facility locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parol testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to Edward J. Frattaroli, Inc. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction.
2. The contractor shall notify all public utility companies by calling Call-Before-You-Dig at 1-800-922-4455 at least 72 hours prior to crossing their lines.
3. Property is Subject to Title verification, utility easements or Private Agreements if any, in addition to those Depicted, Noted and or referenced on this Map. Reference is hereby made to all notes on Recorded Documents hereon referenced that pertain to this parcel. No Abstract of Title Provided.
4. SIZE AND LOCATION OF PROPOSED DEVELOPMENT PROVIDED BY OTHERS. A VARIANCE FOR A 2 FAMILY RESIDENTIAL USE IN A M-G ZONE MAY BE REQUIRED. REFER TO APPENDIX "A" TABLE 1 (19) OF THE CITY OF STAMFORD ZONING REGULATIONS. OTHER VARIANCES MAY BE REQUIRED, ALL PROPOSED DEVELOPMENT & USES AREA SUBJECT TO THE REVIEW AND APPROVAL BY THE APPROPRIATE GOVERNING AUTHORITIES

This survey and map has been prepared in accordance with Section 20-300b-1 thru 20-300b-20 of the Regulation of Connecticut State Agencies—"Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a "ZONING LOCATION SURVEY" based on a "DEPENDENT RESURVEY" conforming to horizontal Accuracy Class "A-2" and intended to be used for Compliance and Noncompliance with Existing Requirements.

To my knowledge and belief this plan is substantially correct as noted hereon.

Revised 4-14-2023 (Dwelling Updated & PROPOSED BUILDING)

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 and void. Property Lines Not Staked By Contractual Agreement Soil Types Not Delineated By Contractual Agreement

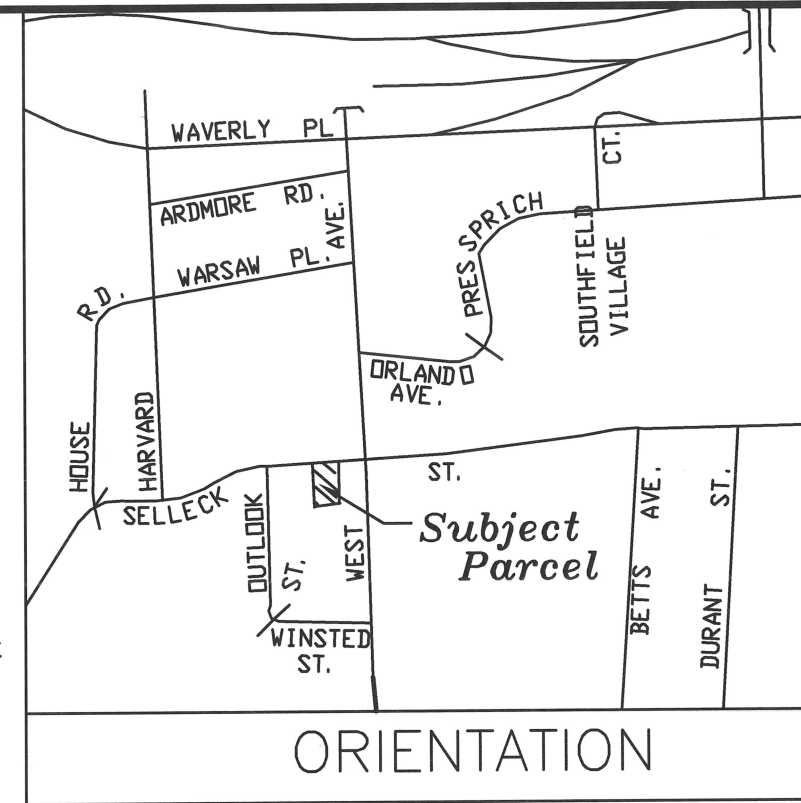


BY:

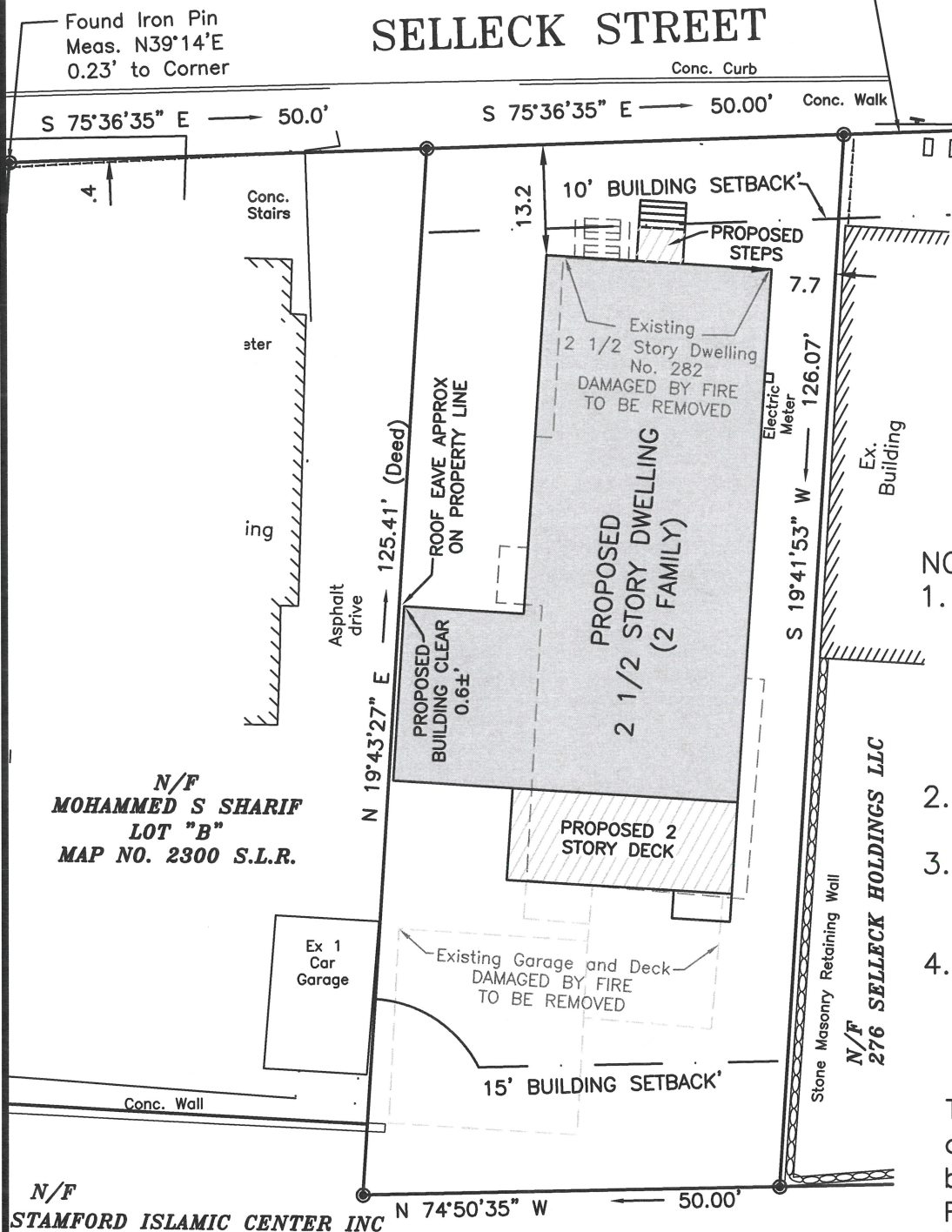
FOR: EDWARD J. FRATTAROLI, INC.

Land Surveyors • Engineers • Land Planners

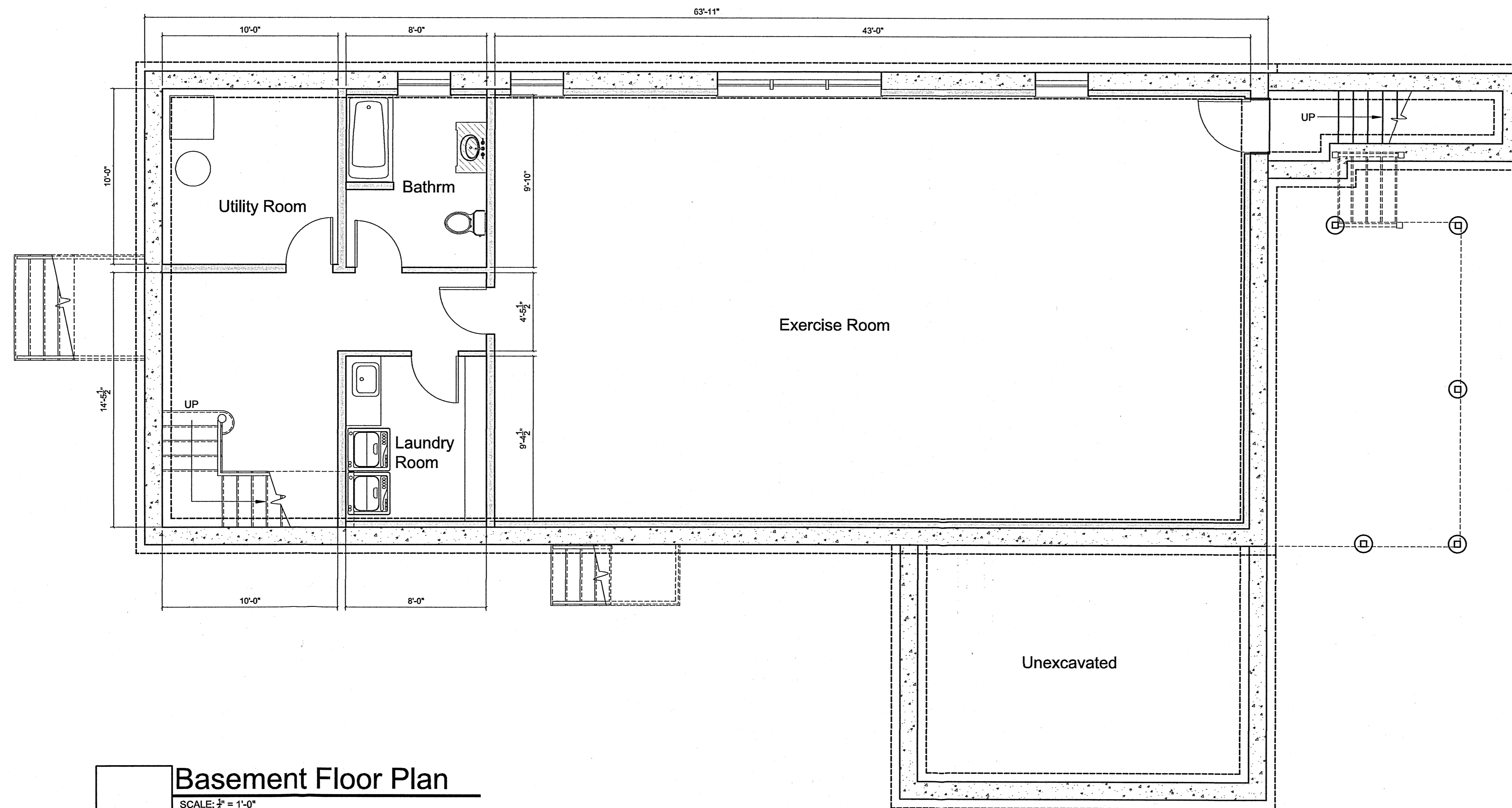
STAMFORD, CONNECTICUT May 5, 2015



ORIENTATION



Refer to Lot No. 5, 6 & the Rear Portion of Lot 9 Map No. 748 S.L.R. & Map 14062 S.L.R.
Lot Area = 6,264± sq ft (Fig)
proposed Dwelling and 2 Story Deck Cover 37.0% of Lot Area (EXCLUSIVE OF BUILDINGS TO BE REMOVED)
Scale 1" = 20'
14035(026) 282 ZBAdwg



Basement Floor Plan
SCALE: 1/4" = 1'-0"

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Key Plan

Issues / Revisions

NO.	DATE	ISSUE FOR PERMIT/REVISION

Project

New (2) Family Residence
282 Selleck Street
Stamford Ct

Drawing

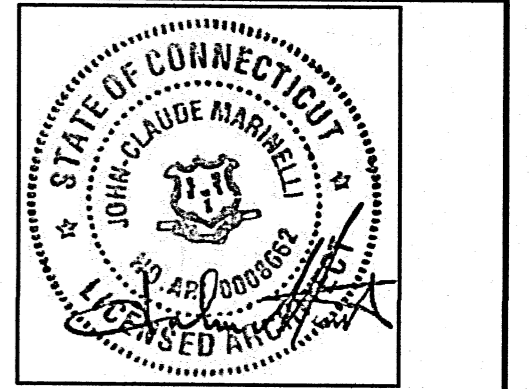
Basement Floor Plan

Client

Abdul Rahim
282 Selleck Street
Stamford Ct

Consultant

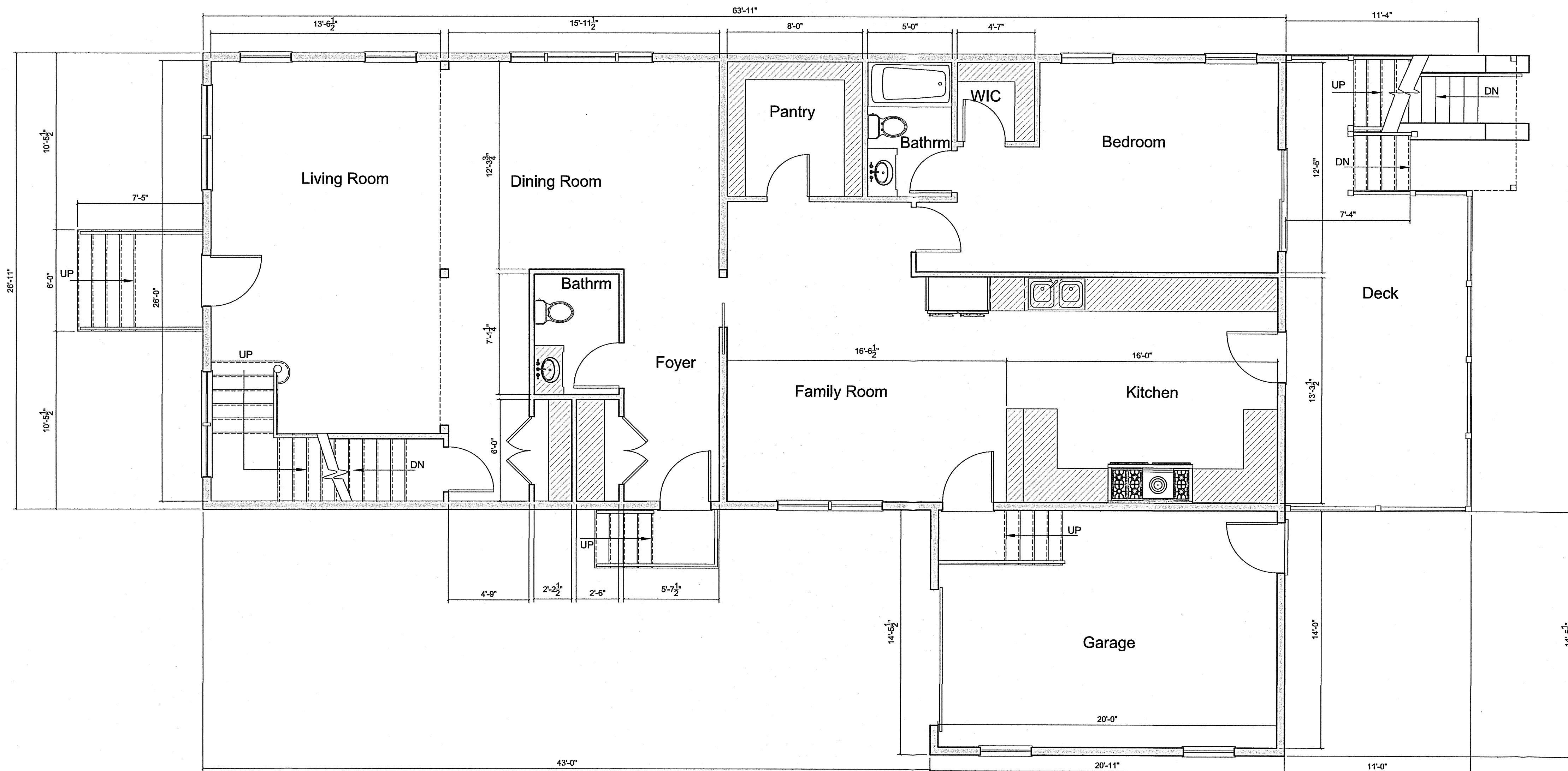
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#021-23

DRAWN BY: JCM DATE: SCALE: AS NOTED	DRAWING NUMBER: A0.1
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First Floor Plan

SCALE: 1/4" = 1'-0"
 1,759 s.f. livable
 382 s.f. deck + stairs

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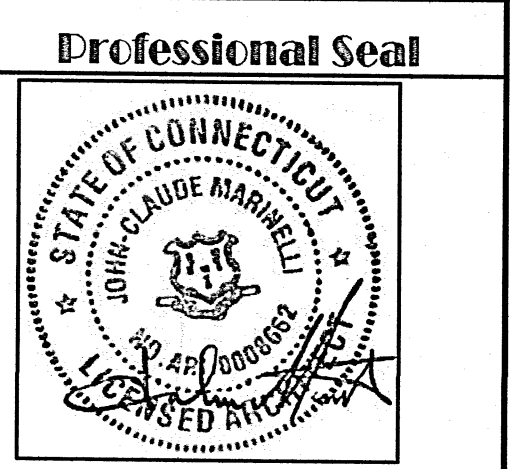
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 282 Selleck Street
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Drawing
 First Floor Plans

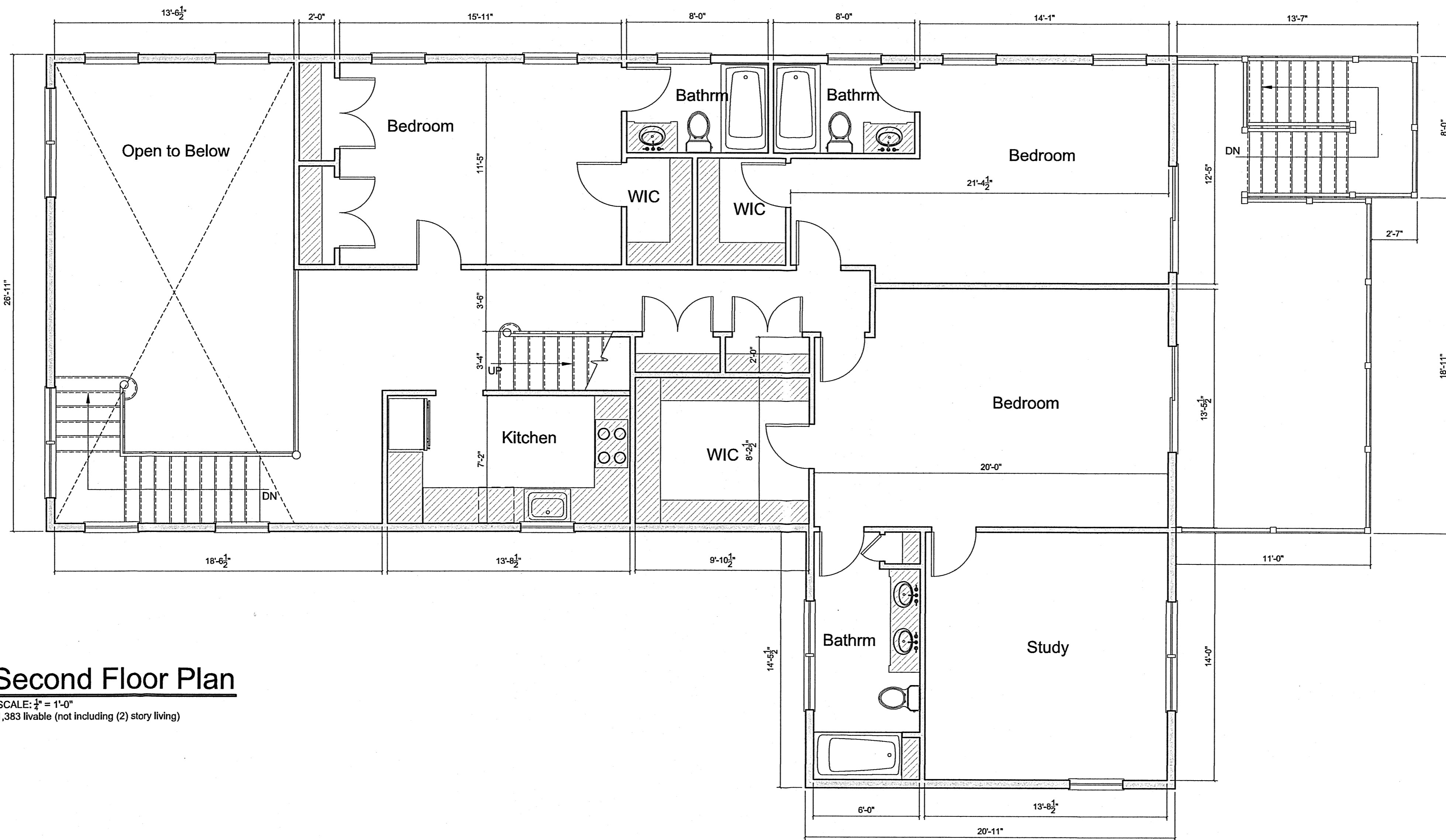
Client
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Consultant



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DESIGNED BY: JCM	DRAWING NUMBER: A1.1
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Second Floor Plan
 SCALE: 1/8" = 1'-0"
 1,383 livable (not including (2) story living)

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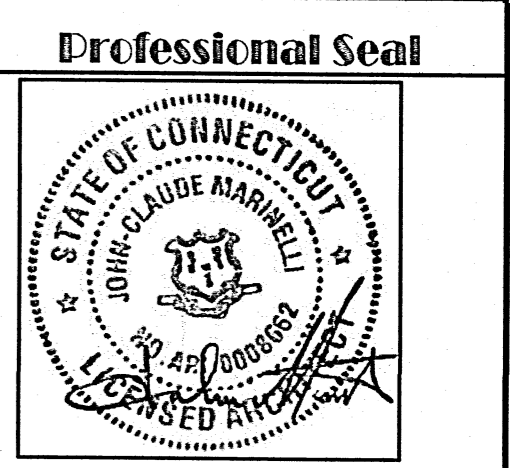
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Project
 New (2) Family Residence
 282 Selleck Street
 Stamford Ct

Drawing
 Second Floor Plans

Client
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 282 Selleck Street
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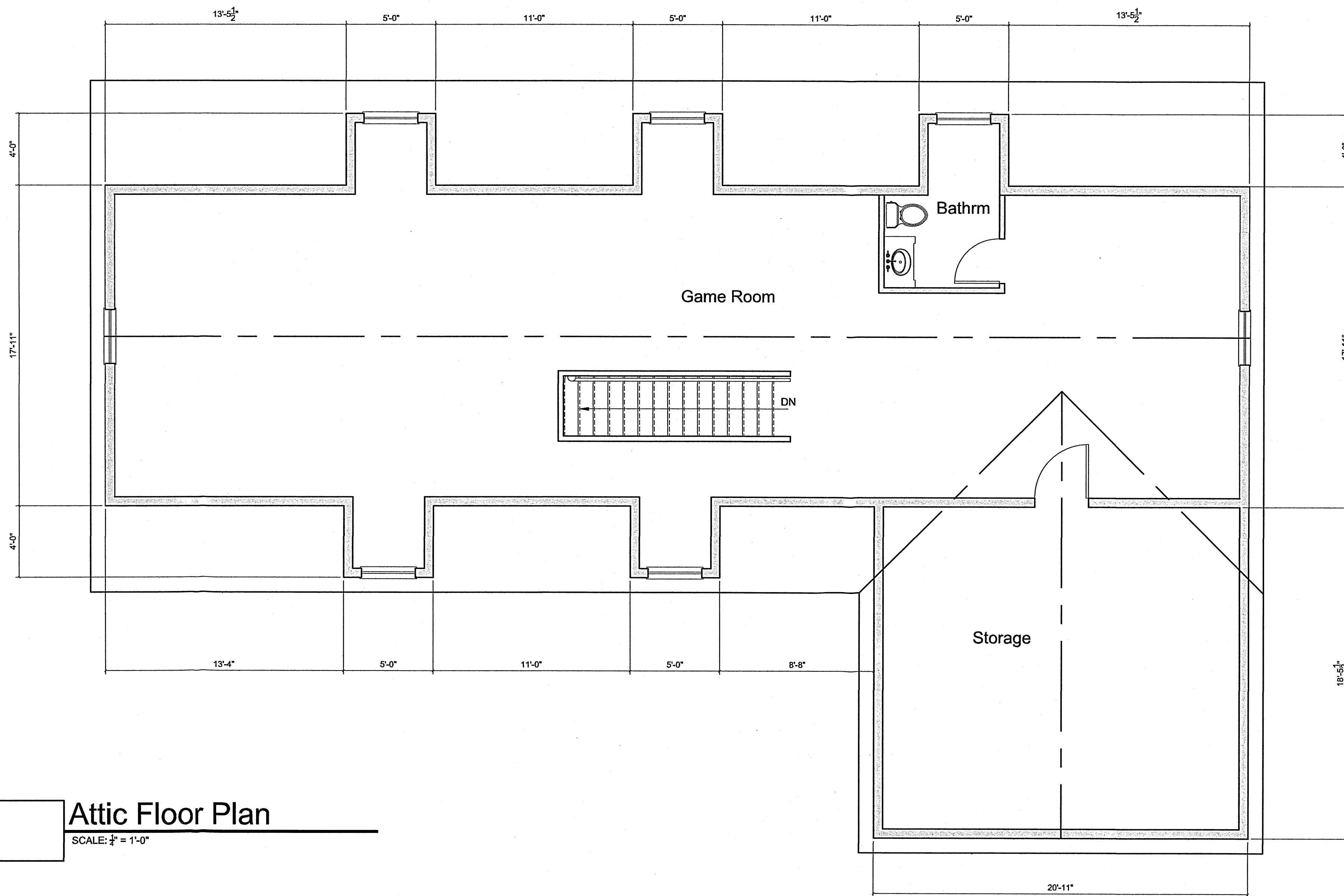
Consultant



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 JCM
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Attic Floor Plan
SCALE: 1/4" = 1'-0"

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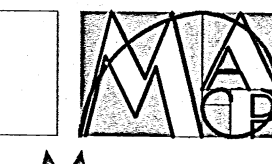
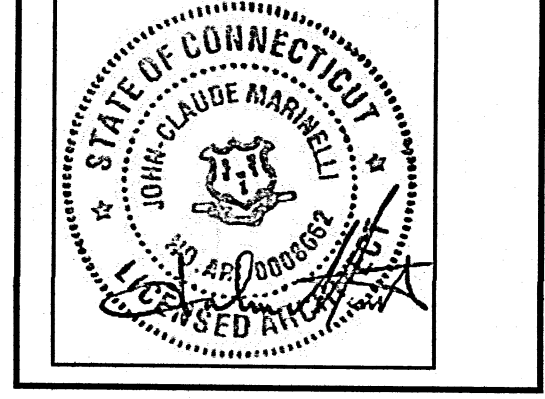
Attic Floor Plan

Client

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DATE:	
SCALE: AS NOTED	



Front Elevation

SCALE: $\frac{1}{4}'' = 1'-0''$



Right Side Elevation

SCALE: $\frac{1}{4}'' = 1'-0''$

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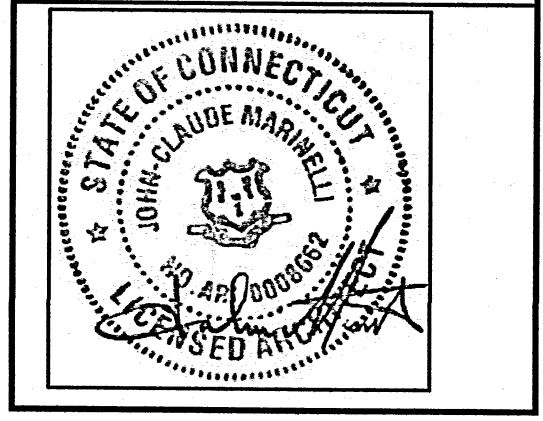
Front Elevation +
Right Side Elevation

Client

Abdul Rahim
282 Selleck Street
Stamford Ct

Consultant

Professional Seal



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LEARNER:	JCM
DATE:	
SCALE:	AS NOTED

DRAWING NUMBER:
A5.1



Rear Elevation

SCALE: $\frac{1}{2}'' = 1'-0''$



Left Side Elevation

SCALE: $\frac{1}{2}'' = 1'-0''$

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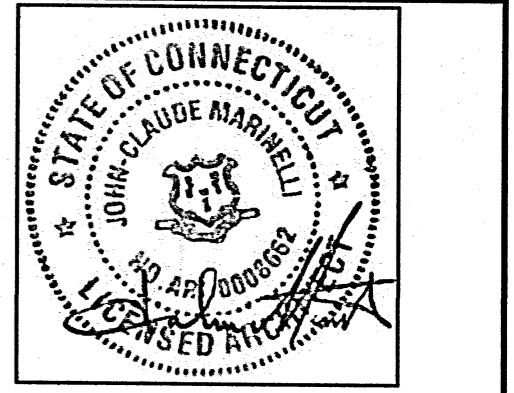
Rear Elevation +
Left Side Elevation

Client

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Consultant

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