

Application # **032-23**

**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](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:**

81 Central Street - Stamford, CT 06906  
street zip code

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

Block: 321 Zone: R-7 1/2 Sewered Property (X) yes ( ) no

Is the structure 50 years or older (X) yes ( ) No

Corner Lots Only: Intersecting Street: \_\_\_\_\_  
Within 500 feet of another municipality: No (X) Yes ( ) Town of \_\_\_\_\_

**3. Owner of Property:** William Catchpole

**Address of Owner:** 81 Central Street - Stamford, CT Zip 06906

**Applicant Name:** William Catchpole

**Address of Applicant** 81 Central Street - Stamford, CT Zip 06906

**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 and detached garage structure.

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

Proposed expansion of existing second story within the existing building footprint and interior renovations.

**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 Appendix B, Table 3 to permit:

- Front Yard (Street Line) Setback of 11' (existing) in lieu of 30' required;
- Front Yard (Street Center) Setback of 31' (existing) in lieu of 55' required;
- Side Yard Setback of 0.9' (existing) in lieu of 6' required; and
- ~~Building Coverage of 26.9% in lieu of 25% permitted;~~

DOES NOT NEED NO CHANGE

**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 property is an undersized lot, consisting of 5,450 square feet where 7,500 sf is required (less than 73% of a conforming lot). The existing home was constructed circa 1900 and is legally nonconforming with regard to both the Front and Side (north) property lines. The proposed renovations are in line with the existing building footprint.

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

The applicant is requesting to renovate the existing home in place, with no proposed increases or exacerbation of the existing nonconformities.

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

The existing building coverage is being maintained. The proposed second floor expansion is generally behind the existing second story and therefore not visible from the street. The proposed additions conform to the building height limitations. The new, renovated home will be an aesthetic improvement to the neighborhood.

### **SPECIAL PERMIT**

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

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

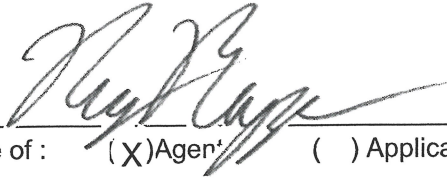
Provide details of what is being sought:

### **MOTOR VEHICLE APPLICATIONS**

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

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**SIGNATURE REQUIRED FOR ALL APPLICATIONS**



Signature of :    ☒ Agent    ☐ Applicant    ☐ Owner

Date Filed: 8/28/2023

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Zoning Enforcement Officer Comments:

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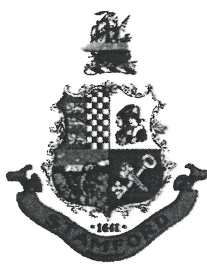
**DECISION OF THE ZONING ENFORCEMENT OFFICER**

(Complete this section **only** for appeals of zoning enforcement officer decision)

DECISION OF THE ZONING ENFORCEMENT OFFICER dated \_\_\_\_\_ is appealed because:

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**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: \_\_\_\_\_

Is the project situated in the coastal boundary?

Yes ( ) No (X)

Is the project exempt from the coastal regulation?

Yes ( ) Exemption # \_\_\_\_\_ No ( ) N/A ( )

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

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

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

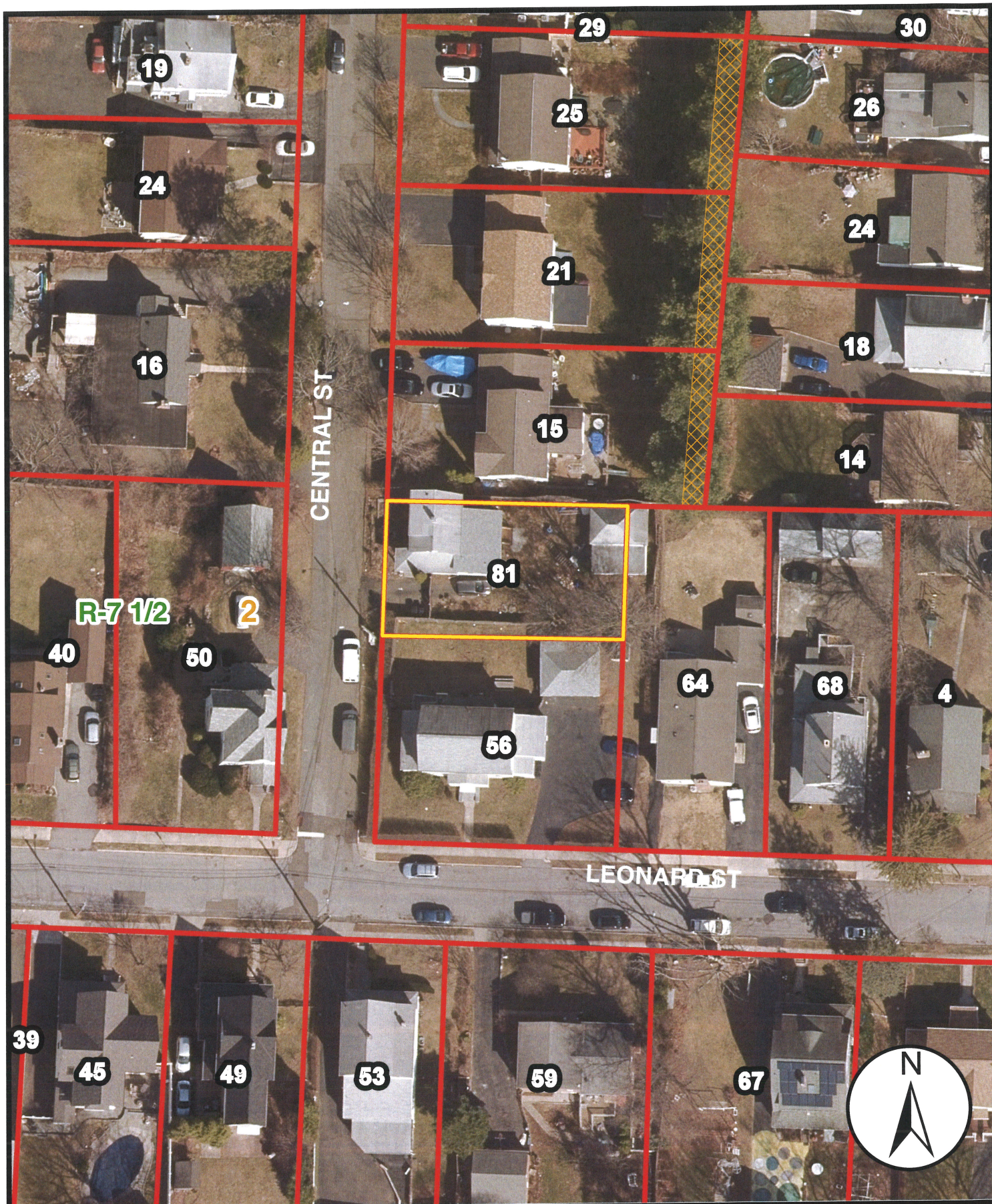
Zoning Board

☐

ZBA

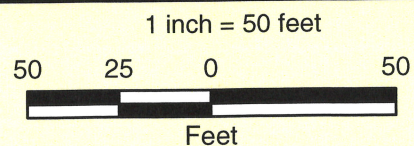
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**ZBA Application #032-23**  
**81 Central Street**

Date: 9/12/2023





81 Central Street – Site photos

**#032-23**

Front/Street View



Rear View



Rear/Detached Structure





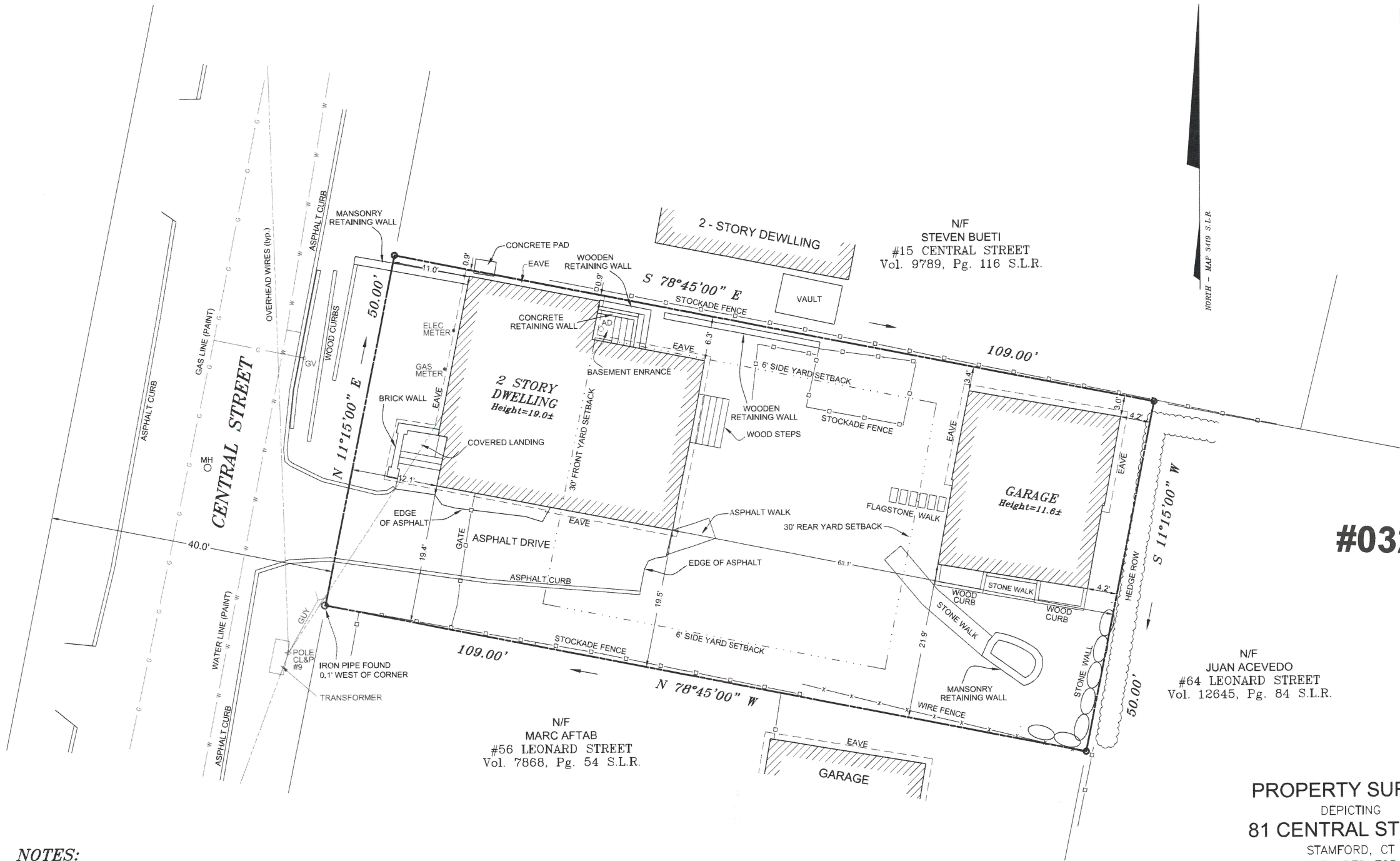
# 81 Central Street - Aerial View



#032-23



BLOCK: 321  
ZONE: R-7 1/2



#032-23


N/F  
JUAN ACEVEDO  
#64 LEONARD STREET  
Vol. 12645, Pg. 84 S.L.R.

PROPERTY SURVEY  
DEPICTING  
81 CENTRAL STREET  
STAMFORD, CT  
PREPARED FOR  
GEC DESIGN GROUP LTD

NOTES:

1. 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 Property Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and is intended to depict property boundaries, locations of improvements.
2. Total area of the surveyed parcel = 5,450 sq. ft (0.1251 Acres)
3. Reference is made to Maps 3419, 127 & 12746 of the Stamford Land Records (S.L.R.).
4. Reference is made to the Deed of Record found in Vol. 13105 Pg. 120 S.L.R.
5. Reference is made to Instruments of Record as labeled hereon.
6. Owner of Record: Estate of Sharon Watkinson.

ZONING DATA (ZONE: R-7 1/2)			
Requirement		Allowed/Required	Existing
Lot Area		7500 sf	5450 sf
Frontage		60 ft (min.)	50 ft
Setback	Front Yard	30 ft (min.) Street Line 55 ft (min.) Street Center	11 ft Street Line
	Side Yard	6 ft (one) 12 ft (both) 5 ft (accessory)	0.90 ft 3.0 ft
	Rear Yard	30 ft (min) 5 ft (accessory)	63.1 ft 4.2 ft
Building Coverage		25% (max.)	26.90%
Building Height		2 1/2 Stories - 30 ft (max.)	2 Stories - 19 ft



**REDNISS  
& MEAD**

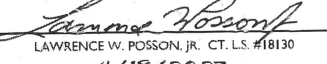
LAND SURVEYING  
CIVIL ENGINEERING  
PLANNING & ZONING CONSULTING  
PERMITTING

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

Scale: 0 10 20  
1"=10'

Drawn By: GS    Checked By: LWP    Date: 04/11/2023

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

  
LAWRENCE W. POSSON, JR. CT. L.S. #18130  
4/18/2023

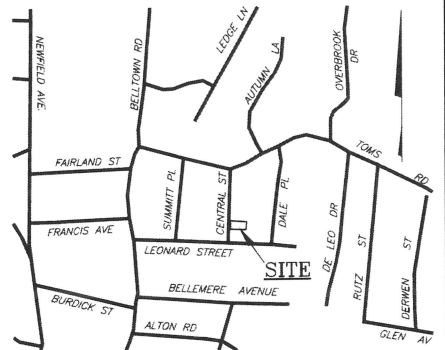
DATE

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 herein null & void.

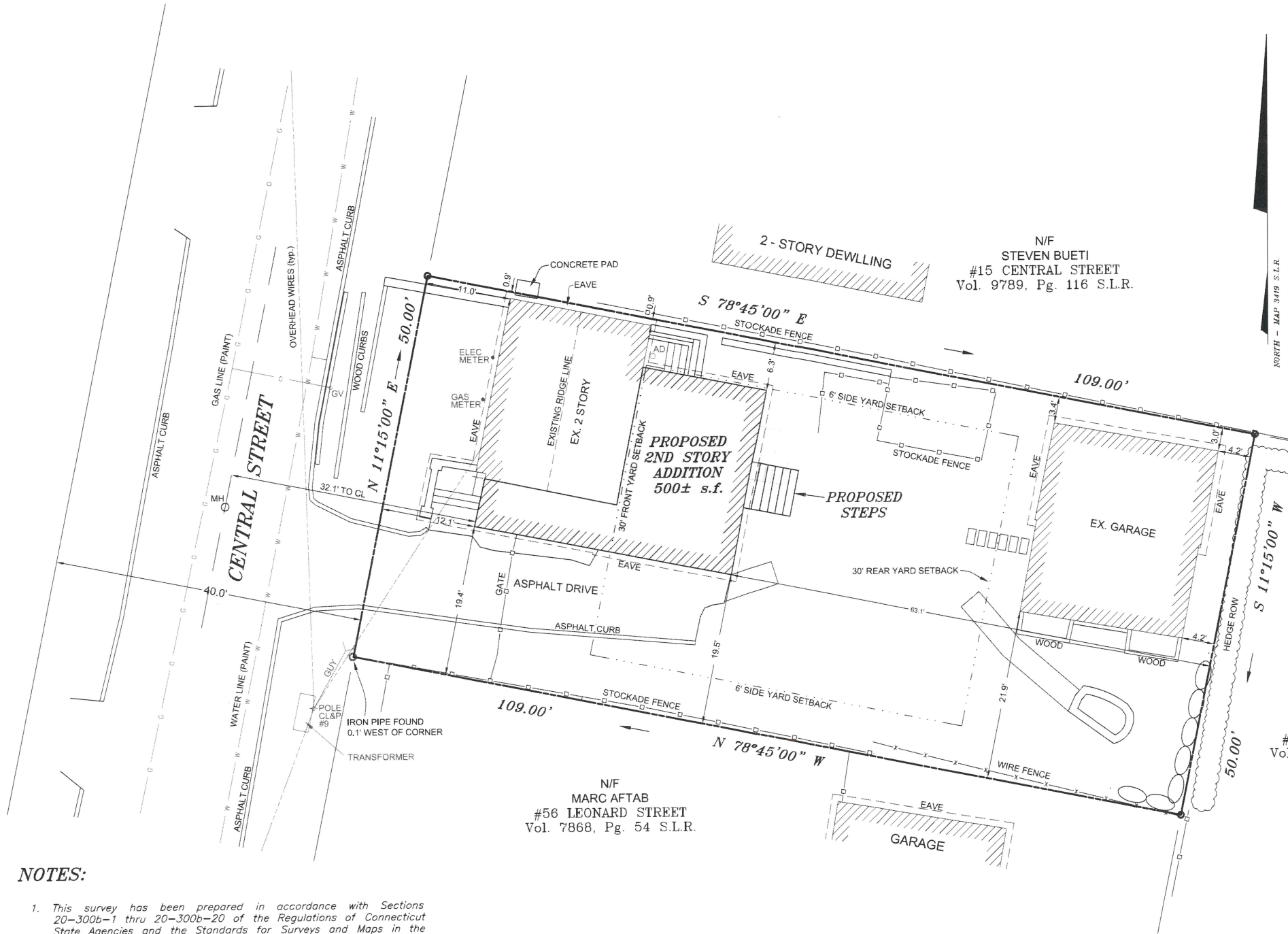
Sheet No: **PS**

Comm. No.: 10709-1

BLOCK: 321 ZONE: R-7 1/2



STAMFORD, CT SCALE: 1"=800'  
**ORIENTATION**



**#032-23**


N/F  
JUAN ACEVEDO  
#64 LEONARD STREET  
Vol. 12645, Pg. 84 S.L.R.

**ZONING LOCATION SURVEY**  
DEPICTING  
**81 CENTRAL STREET**  
STAMFORD, CT  
PREPARED FOR  
**GEC DESIGN GROUP LTD**

**NOTES:**

1. 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 is intended to be used for Zoning Board of Appeals application purposes.
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5. Reference is made to Instruments of Record as labeled hereon.
6. Owner of Record: Estate of Sharon Watkinson.
7. Reference is made to Architectural plans prepared for William Catchpole, prepared by GEC Design Group Ltd, dated 5/19/2023.

ZONING DATA (ZONE: R-7 1/2)			
Requirement	Allowed/Required	Existing	Proposed
Lot Area	7500 sf	5450 sf	No Change
Frontage	60 ft (min.)	50 ft	No Change
Setback	Front Yard 30 ft (min.) Street Line 55 ft (min.) Street Center	11 ft Street Line 32.1 ft Street Center	No Change
	Side Yard 6 ft (one) 12 ft (both) 5 ft (accessory)	0.90 ft 3.0 ft	No Change
	Rear Yard 30 ft (min) 5 ft (accessory)	63.1 ft 4.2 ft	No Change
Building Coverage	25% (max.)	26.90%	No Change
Building Height	2 1/2 Stories - 30 ft (max.)	2 Stories - 19± ft	2 Stories - 26 ft



**REDNISS  
& MEAD**

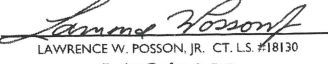
LAND SURVEYING  
CIVIL ENGINEERING  
PLANNING & ZONING CONSULTING  
PERMITTING

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

Scale: 0 10 20  
1"=10'

Drawn By: GS    Checked By: LWP    Date: 08/28/2023

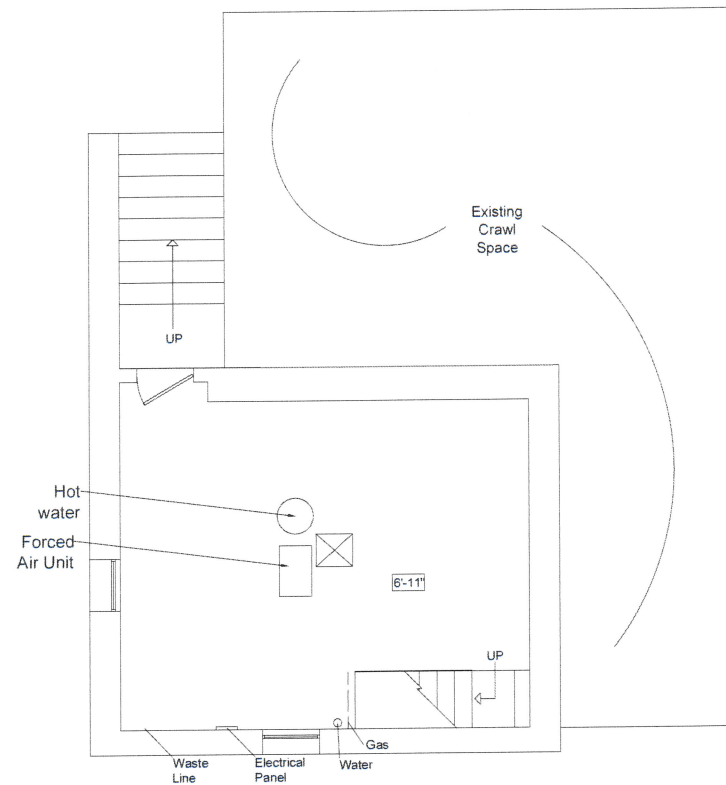
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8/28/2023  
DATE

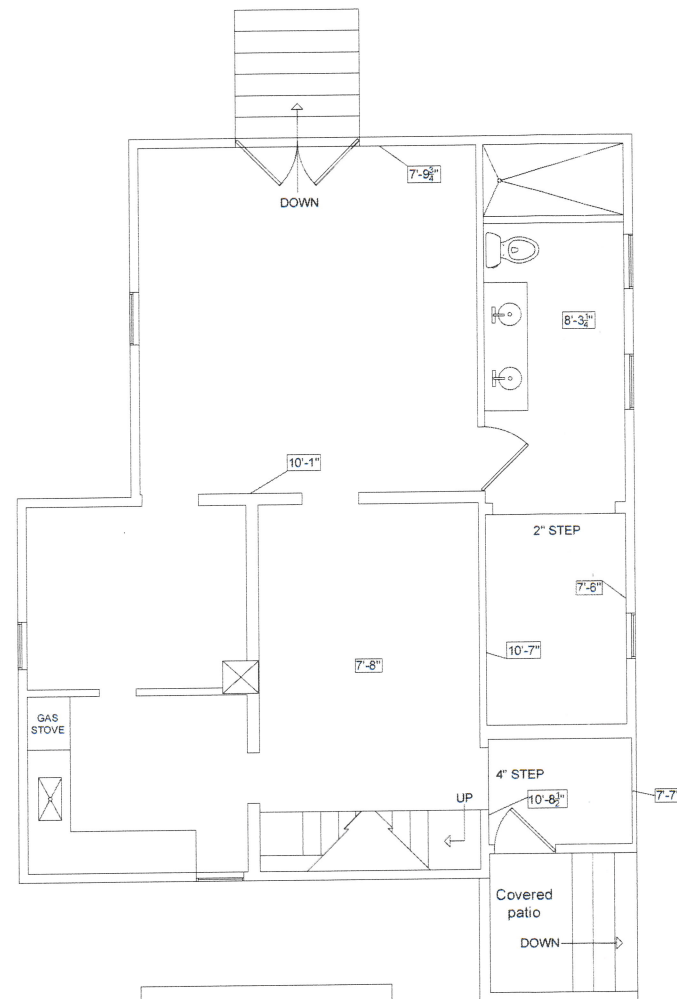
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Sheet No: **ZLS**  
Comm. No.: 10709-1

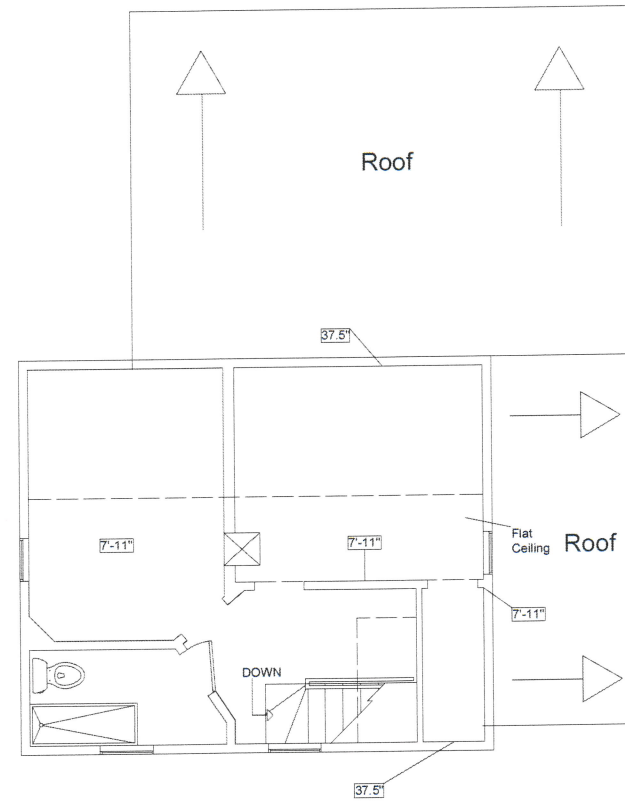




Unfinished  
Basement



First Floor



Second Floor

Existing Plans

#032-23



GEC Design Group Ltd  
164 Overbrook Drive  
Stamford, CT 06906  
(203) 329-9262  
www.gecdesigngroup.com

NOTES

DATE	REVISION

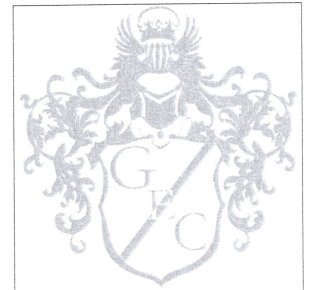
PROJECT LOCATION  
81 Central Street  
Stamford, CT 06906

CLIENT INFORMATION  
William Catchpole  
81 Central Street  
Stamford, CT 06906

SCALE: 1'-0"=0'-1/4"

PROJECT 3234	DRAWING NO. A001
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REV.	DATE 05/19/23
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**GEC Design Group Ltd**  
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(203) 329-9262  
[www.gecdesigngroup.com](http://www.gecdesigngroup.com)

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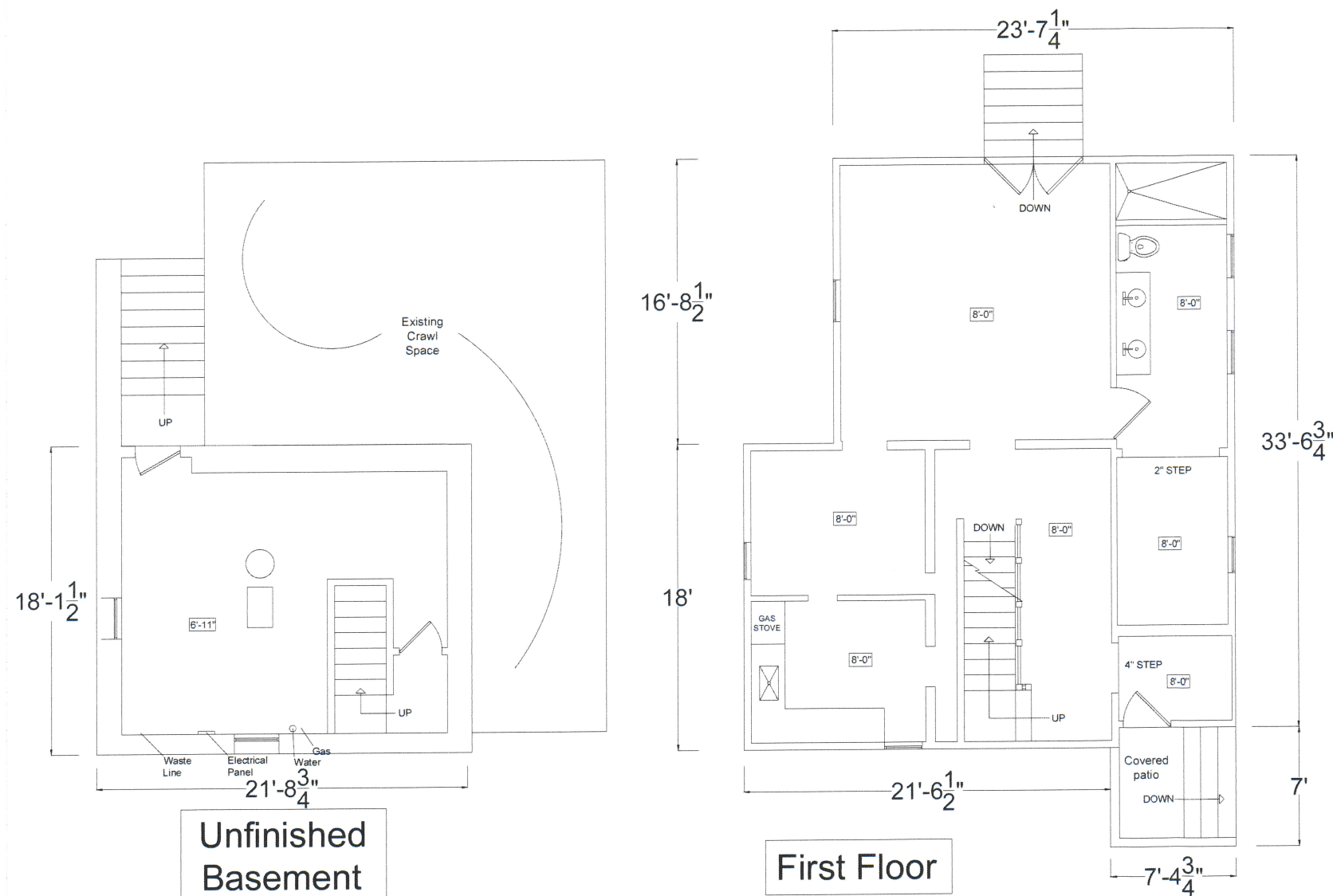
PROJECT LOCATION  
81 Central Street  
Stamford, CT 06906

CLIENT INFORMATION  
William Catchpole  
81 Central Street  
Stamford, CT 06906

SCALE: 1'-0"=0'-1/4"

PROJECT	DRAWING NO.
3234	A002

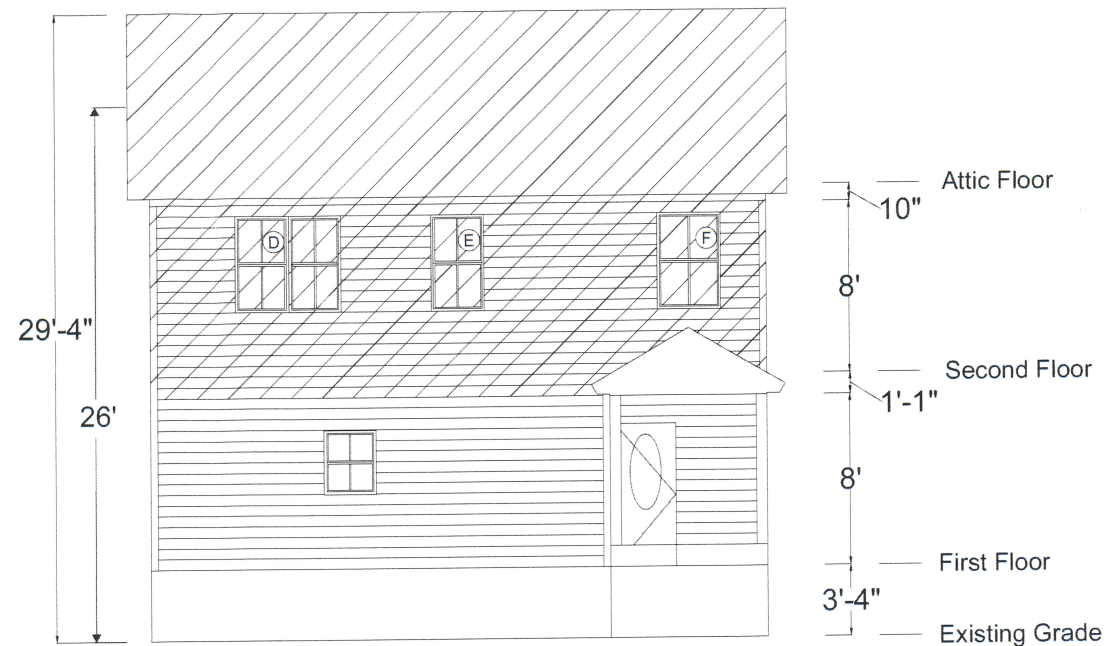
REV.	DATE
	05/19/23



## Proposed Plans



North Elevation



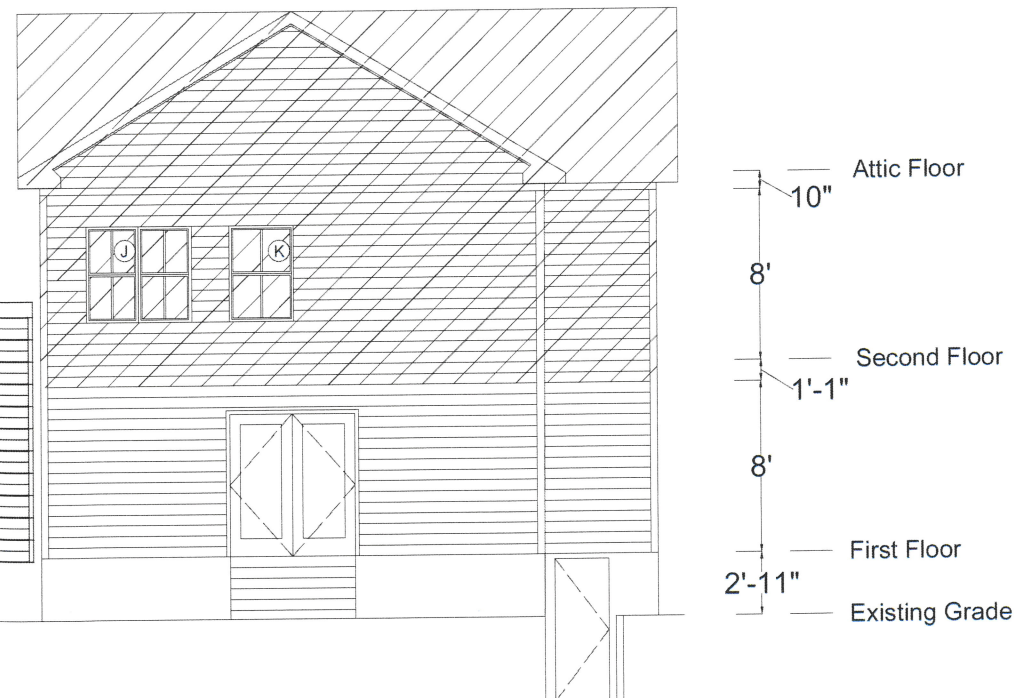
Front Elevation



South Elevation

Window Schedule - 81 Central Street, Stamford		
April 11, 2023		
	Window Opening (W x H)	Rough-in Opening
A	2'-5.5" x 3'-5"	2'-6" x 3'-5.5"
B	2'-5.5" x 4'-0"	2'-6" x 3'-5.5"
C	3'-1.5" x 5'-1" (express unit)	2'-6" x 4'-0.5"
D	5'-9.75" x 4'-0"	2'-6" x 4'-0.5"
E	2'-5.5" x 4'-0"	5'-10.25" x 4'-0.5"
F	3'-1.5" x 5'-1" (express unit)	2'-6" x 4'-0.5"
G	5'-9.75" x 4'-0"	2'-6" x 4'-0.5"
H	2'-5.5" x 4'-0"	5'-10.25" x 4'-0.5"
I	2'-5.5" x 4'-0"	2'-6" x 4'-0.5"
J	5'-9.75" x 4'-0"	2'-6" x 4'-0.5"
K	3'-1.5" x 5'-1" (express unit)	5'-10.25" x 4'-0.5"

NOTE: All windows to be Harvey Classic Double Hung Vinyl window.



Rear Elevation



GEC Design Group Ltd  
164 Overbrook Drive  
Stamford, CT 06906  
(203) 329-9262  
www.gecdesigngroup.com

NOTES

DATE	REVISION

PROJECT LOCATION  
81 Central Street  
Stamford, CT 06906

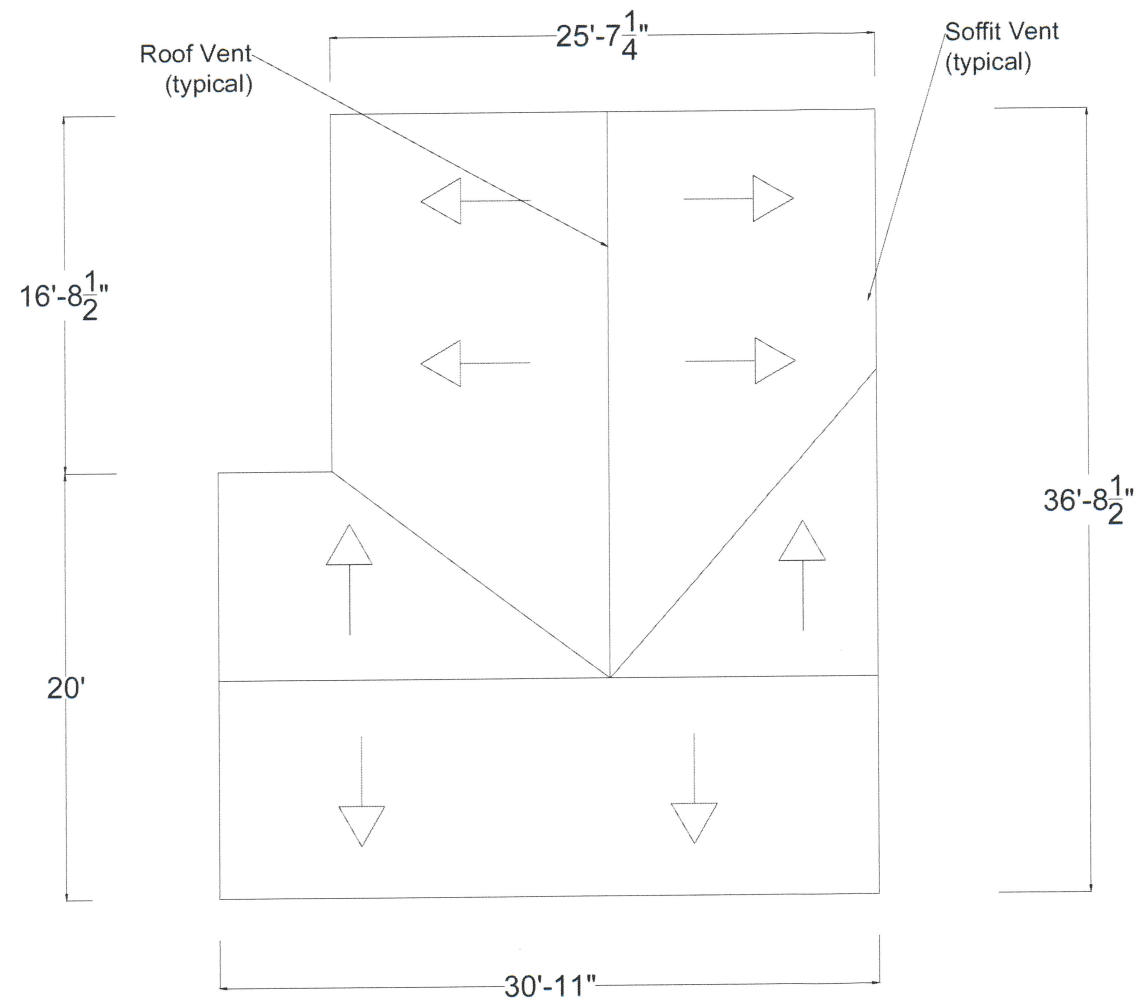
CLIENT INFORMATION  
William Catchpole  
81 Central Street  
Stamford, CT 06906

SCALE: 1'-0"=0'-1/4"

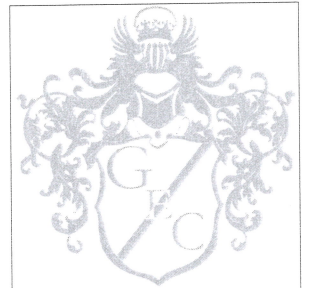
PROJECT 3234  
DRAWING NO. A003

REV. DATE  
05/19/23





Roof Plan



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164 Overbrook Drive  
Stamford, CT 06906  
(203) 329-9262  
www.gecdesigngroup.com

NOTES

DATE	REVISION

PROJECT LOCATION  
81 Central Street  
Stamford, CT 06906

CLIENT INFORMATION  
William Catchpole  
81 Central Street  
Stamford, CT 06906

SCALE: 1'-0"=0'-1/4"

PROJECT	DRAWING NO.
3234	A004

REV.	DATE
	05/19/23