

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

DATE: September 8, 2023
TO: Lindsay Cohen, Planning Board
F. Petise, Transportation
R. Clausi, Environmental Protection Board
S. Kiskan, Engineering
FROM: Zoning Board of Appeals
RE: Referrals

SEP 8 2023

PLANNING BOARD

In accordance with the Section 19 of the Zoning Regulations, the following applications and maps are being referred to your agency for comments:

#034-23 2324 Washington Blvd

Please respond by October 4, 2023.

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:

2324 WASHINGTON BLVD. 06905
street zip code

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

Block: 251 Zone: RMI Sewered Property yes no

Is the structure 50 years or older yes No

Corner Lots Only: Intersecting Street: WEST FOREST LAWN AVE.
Within 500 feet of another municipality: No Yes Town of _____

3. Owner of Property: JAMES & VELLY SLOCUM

Address of Owner: 2324 WASHINGTON BLVD Zip 06905

Applicant Name: JAMES SLOCUM

Address of Applicant 2324 WASHINGTON BLVD Zip 06905

Agent Name: STEPHANIE MARC

Address of Agent: 181 TURN OF RIVER RD, #13 Zip 06905

EMAIL ADDRESS: stephipepperj@2d.com
(Must be provided to receive comments from letters of referral)

Telephone # of Agent 203-564-6822 Telephone # of Owner 203-326-1836

(CONTACT IS MADE WITH AGENT, IF ONE)

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

Residential dwelling

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

Proposed Use: 2nd room (24' x 24' = 576 sq ft), storage
in attic space (24' x 20') = 480 sq ft, access 4' x 12' = 48 sq ft

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):

APPENDIX B, TABLE III

- Frontyard setback streetline of 11.2' in lieu of 25' required (2nd story addition)
- Frontyard setback street center 41.0' in lieu of 50' required (2nd story addition)
- Frontyard setback streetline of 9.3' in lieu of 25' required (overhang)
- Frontyard setback street center 39.1' in lieu of 50.0' required (overhang)
- Sidelyard setback of 7.5' in lieu of 10' (2nd story addition)
- Sidelyard setback of 0.0' in lieu of 10' required (re-construction of existing structure)
- Total building coverage of 49.66% in lieu of 32% allowed (48.51% existing)
- Total Side YARDS of 11.2' in lieu of 20.0', House
- Total Side YARDS of 9.3' in lieu of 20.0' Roof.

ZONING ENFORCEMENT APPROVAL
For Submission To Zoning Board Of Appeals
Sheet 1 of 1
Authorized Signature [Signature] Date 8/31/23

DO NOT WRITE ON BACK OF PAGE

Variations 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:

Property area was reduced long ago to widen
Washington Blvd.

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

Granting the variances will enable the family to
have greater pleasure & use of their property.

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

The design will enhance the house & 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.

APPEALS OF THE 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:

James J. Docum - owner-applicant
Stephen O., Agent

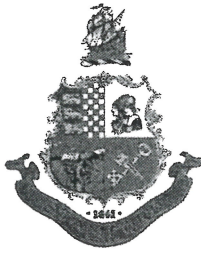
SIGNATURE REQUIRED FOR ALL APPLICATIONS

Signature of: Agent Applicant Owner

Date Filed: _____

Zoning Enforcement Officer Comments:

DO NOT WRITE ON BACK OF PAGE



**CITY OF STAMFORD
ZONING BOARD OF APPEALS**

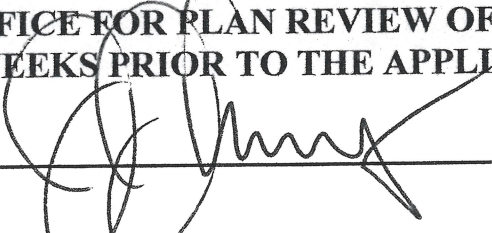
APPLICATION PACKET

Board Members
Joseph Pigott, Chair
Claire Friedlander
Lauren Jacobson
George Dallas

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 TWO WEEKS PRIOR TO THE APPLICATION DEADLINE.

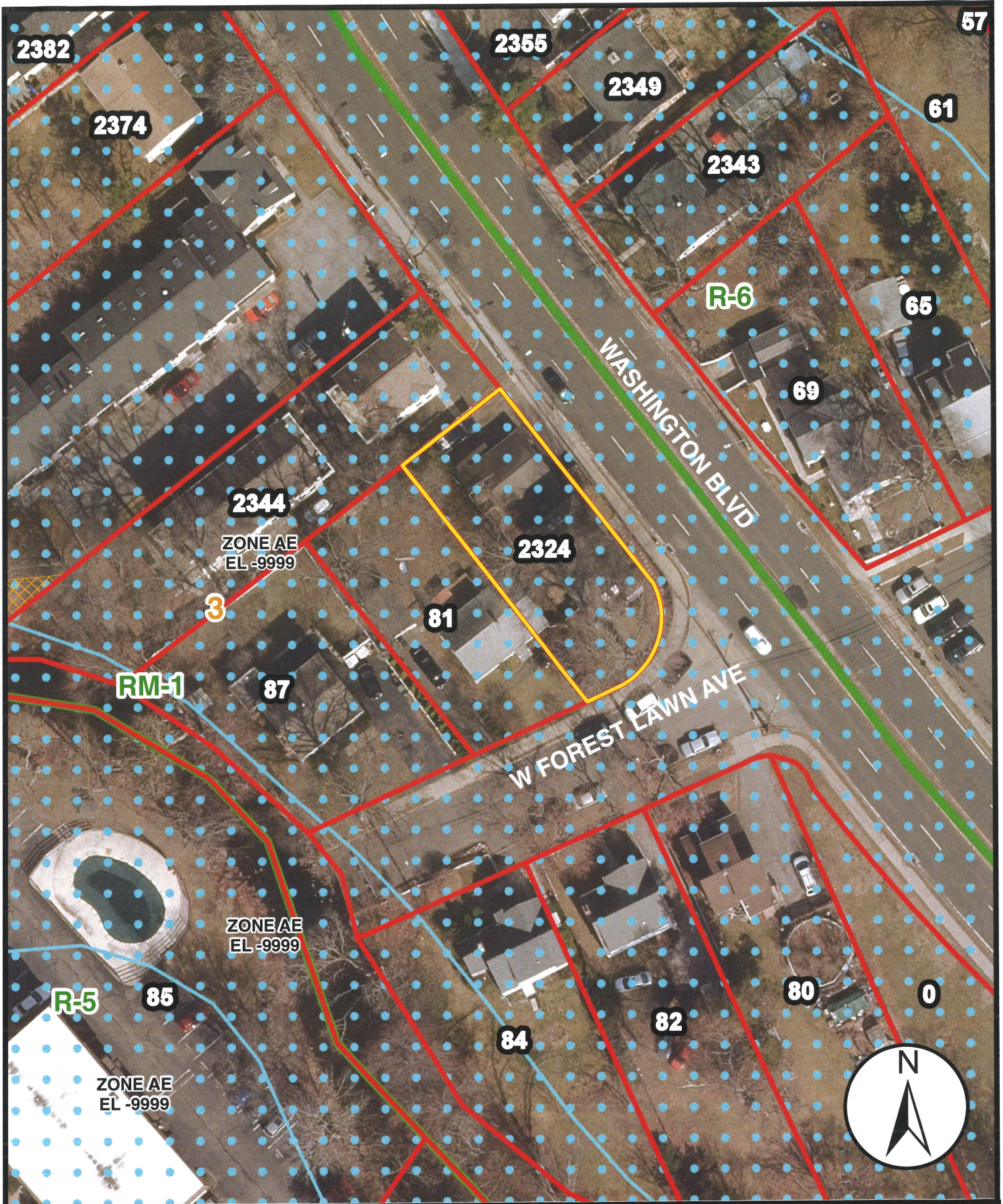
Zoning Enforcement:  Date: 9/30/20

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

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

Environmental Protection: _____ Date: _____

CAM Review by: Zoning Board ZBA _____



ZBA Application #034-23
2324 Washington Boulevard

Date: 9/12/2023

1 inch = 50 feet

