

Application # —

#004-24

**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:

18 WILLARD TERRACE

street

06903

zip code

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

Block: 383 Zone: R-10 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: NICOLA D. TAMBURRO

Address of Owner: 18 WILLARD TERRACE Zip 06903

Applicant Name: NICOLA D. TAMBURRO

Address of Applicant 18 WILLARD TERRACE, STAMFORD Zip 06903

Agent Name: ANTHONY TOTILO, ARCHITECT

Address of Agent: 14 OLD NORTH STAMFORD RD, STAMFORD Zip 06905

EMAIL ADDRESS: ANTHONY@TOTILOARCHITECTS.COM

(Must be provided to receive comments from letters of referral)

Telephone # of Agent (203) 511-6586 Telephone # of Owner (203) 253-9970

(CONTACT IS MADE WITH AGENT, IF ONE)

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

SEE ATTACHED →

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

SEE ATTACHED →

**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):

SEE ATTACHED →

DO NOT WRITE ON BACK OF PAGE



# ANTHONY TOTILO ARCHITECTS AND ASSOCIATES

## VARIANCE APPLICATION:

Re: 18 WILLARD TERRACE, STAMFORD, CT 06903 – TAMBURRO RESIDENCE

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

SINGLE FAMILY RESIDENCE WITH ACCESSORY GARAGE STRUCTURE

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

- A. RECONSTRUCTION OF EXISTING GARAGE / WORK ROOM.  
SIZE TO BE : 13'-7" X 38'-0". EXTERIOR DIMENSIONS.

### Variance(s) of the following section(s) of the Zoning Regulations is requested:

ASKING FOR NON CONFORMING BUILDING TO BE INCREASED IN WIDTH AND HEIGHT

### VARIANCE OF TABLE III APPENDIX B:

- 1 ASKING TO ALLOW HEIGHT OF NON CONFORMING DETACHED GARAGE TO BE INCREASED FROM 10'-6" TO 14'-11".
2. REQUESTING A SIDE SETBACK OF 2.4' IN LIEU OF 5.0' TO GARAGE RECONSTRUCTION
3. REQUESTING A LOT COVERAGE OF 21.2% IN LIEU OF 20% FOR GARAGE RECONSTRUCTION. (Existing site coverage = 19.5%)
  - EXISTING COVERAGE = 19.5% X 7,856 = 1,531.92 SF
  - ALLOWABLE COVERAGE = 1,571.2 SF
  - PROPOSED COVERAGE = 1665.5 SF - TO EXPAND NON CONFORMING DETACHED GARAGE BY 133.52 SF
4. RELOCATE FRONT FAÇADE OF GARAGE FORWARD 2'-0" TOWARDS STREET SIDE

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:

SEE ATTACHED →

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

SEE ATTACHED →

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

→ SEE ATTACHED →

#### **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.

# ANTHONY TOTILO ARCHITECTS AND ASSOCIATES

## VARIANCE APPLICATION: ITEMS A / B / C

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Re: 18 WILLARD TERRACE, STAMFORD, CT 06903 – TAMBURRO RESIDENCE

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### A. Describe the unusual hardship in being unable to carry out the strict letter of the Zoning Regulations:

1. THE PROPERTY IS AN EXISTING NON CONFORMING LOT IN AN R10 ZONE. UNDERSIZED AT 7,885 SF
2. THE LOCATION OF THE EXISTING DETACHED GARAGE STRUCTURE IS NON CONFORMING WITH REGARD TO THE SIDE YARD SETBACK.

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

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1. THE PROPOSED DETACHED GARAGE STRUCTURE MAINTAINS THE EXISTING 2.4 FEET DISTANCE TO THE PROPERTY LINE.
2. THE SITE COVERAGE, (ALREADY AT THE LIMITS), IF IT WAS A CONFORMING R10 LOT @ 10,000 SF, VARIANCES WOULD NOT BE NECESSARY.

IF THE LOT WERE CONFORMING AT 10,000 SF THEN THE TOTAL COVERAGE WITH THE PROPOSED GARAGE WOULD BE 16.7%

3. THE NEIGHBOR TO THE EAST SIDE, (DRIVEWAY SIDE), ALREADY HAS THE HOUSE "VIRTUALLY" ABUTTING THE PROPERTY LINE. (SEE SITE SURVEY).

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

---

THE EXISTING GARAGE STRUCTURE AND FOUNDATION ARE 100 +/- YEARS OLD AND REQUIRES EXTENSIVE REPAIRS INCLUDING THE FOUNDATION AND IS UNSIGHTLY.

THE RECONSTRUCTION OF THE GARAGE STRUCTURE, AS DEPICTED ON THE DESIGN DRAWINGS, WOULD ONLY ENHANCE THE CHARACTER OF THE NEIGHBORHOOD.

**SIGNATURE REQUIRED FOR ALL APPLICATIONS**



Signature of : ☒ Agent ☐ Applicant ☐ Owner

Date Filed: 12/22/23 ANTHONY TOTILO - ARCHITECT

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

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: Zoning Board

☐

ZBA

☐

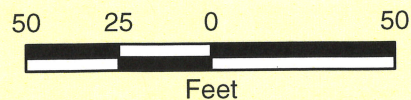




**ZBA Application #004-24**  
**18 Willard Terrace**

Date: 1/5/2024

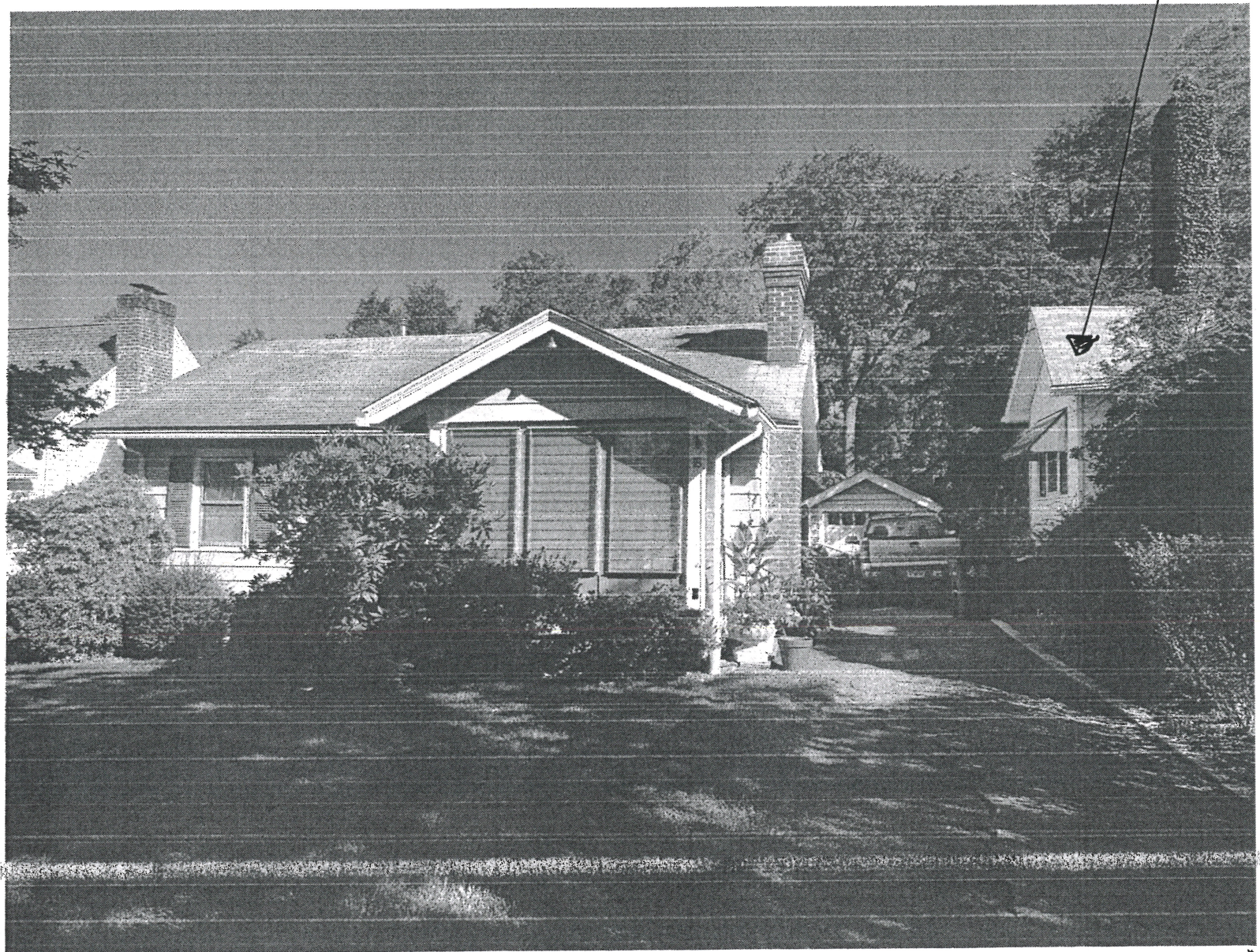
1 inch = 50 feet





18 WILKARD TERRACE

NEIGHBOR  
HOUSE



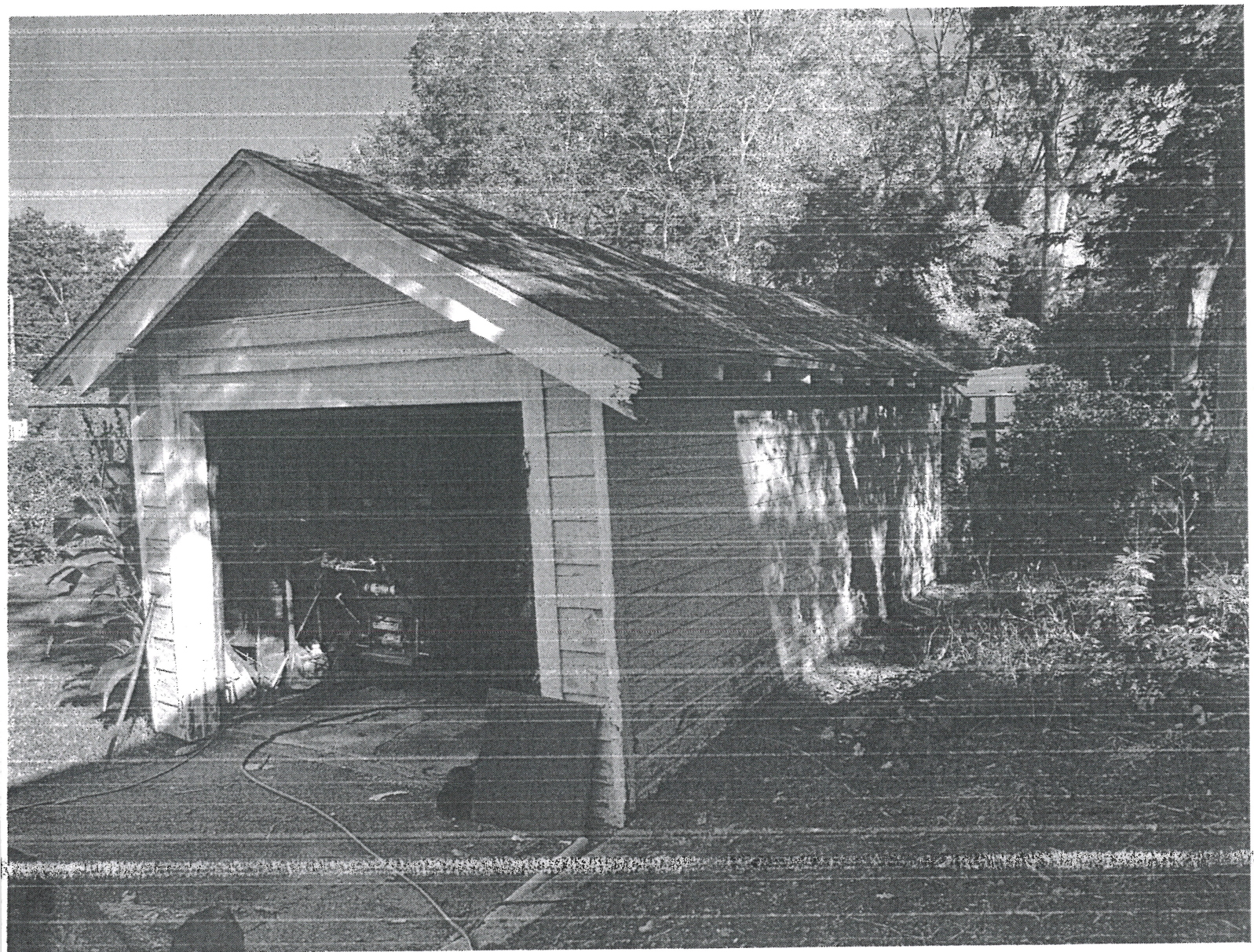
FRONT VIEW FROM STREET

DRIVEWAY w/ GARAGE @  
REAR

#004-24



18 HILWARD TERRACE



GARAGE - FRONT/RIGHT SIDE



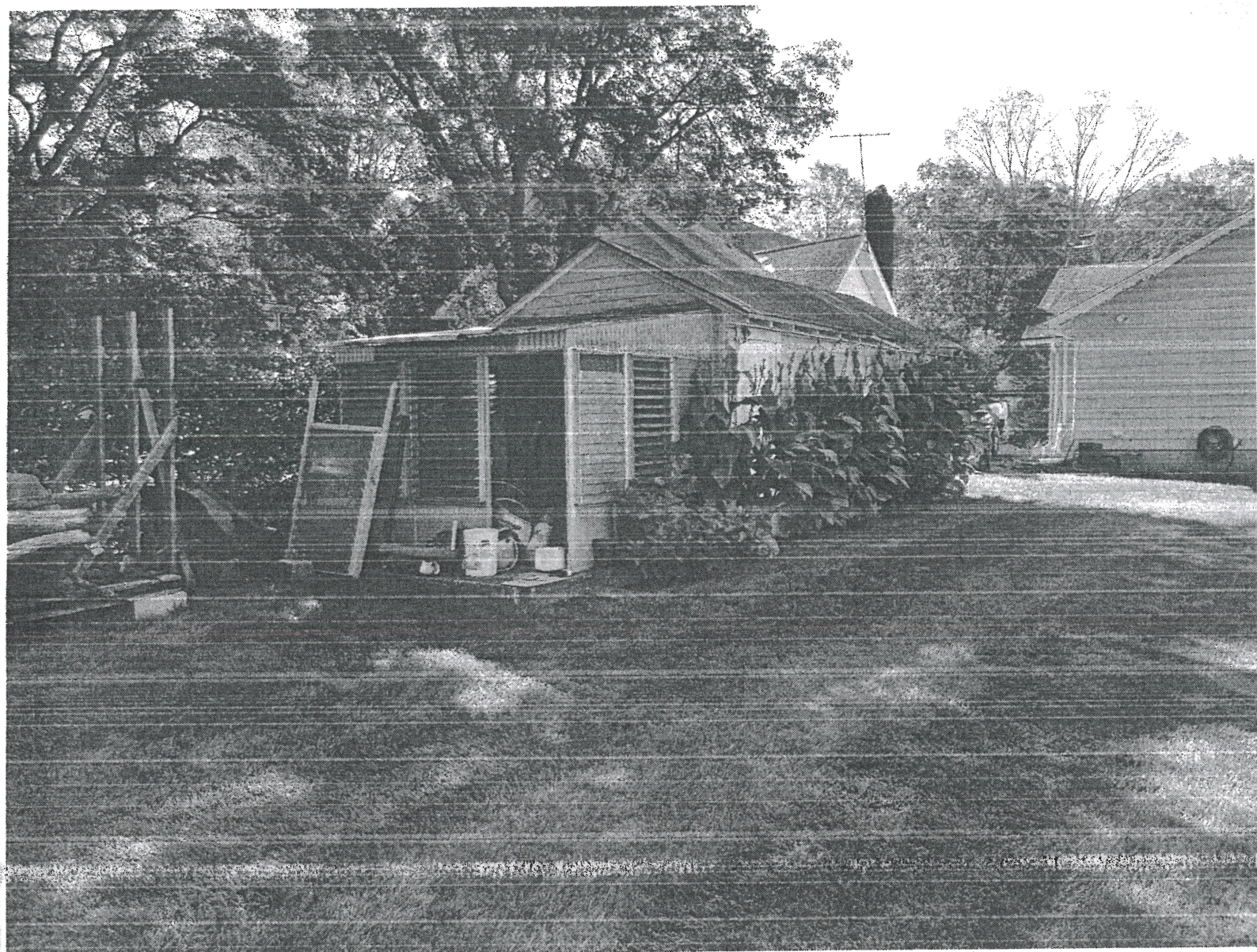
18 HILARIO TERRACE



Garage - Front View



18 WILLARD TERRACE



GARAGE - REAR VIEW -



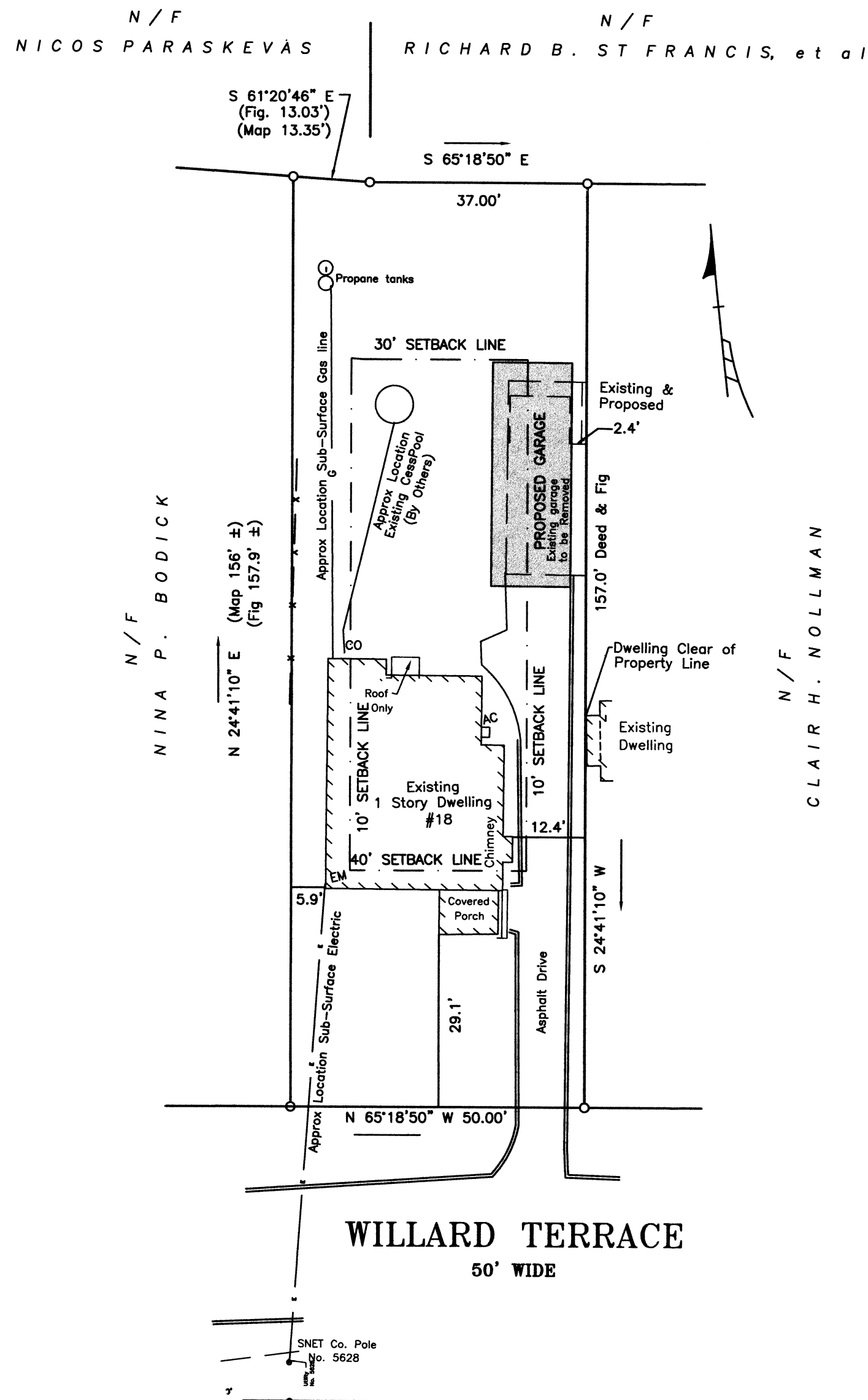
## R-10 ZONE BUILDING SETBACK REQUIREMENTS

Front Street Line Setback.....	40'
Center Line Of Street Setback.....	65'
Rear Yard Setback.....	30'
Side Yard Setback.....	10' w/ Total of.... 20'
Max. Building Coverage.....	20% Of Lot Area

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

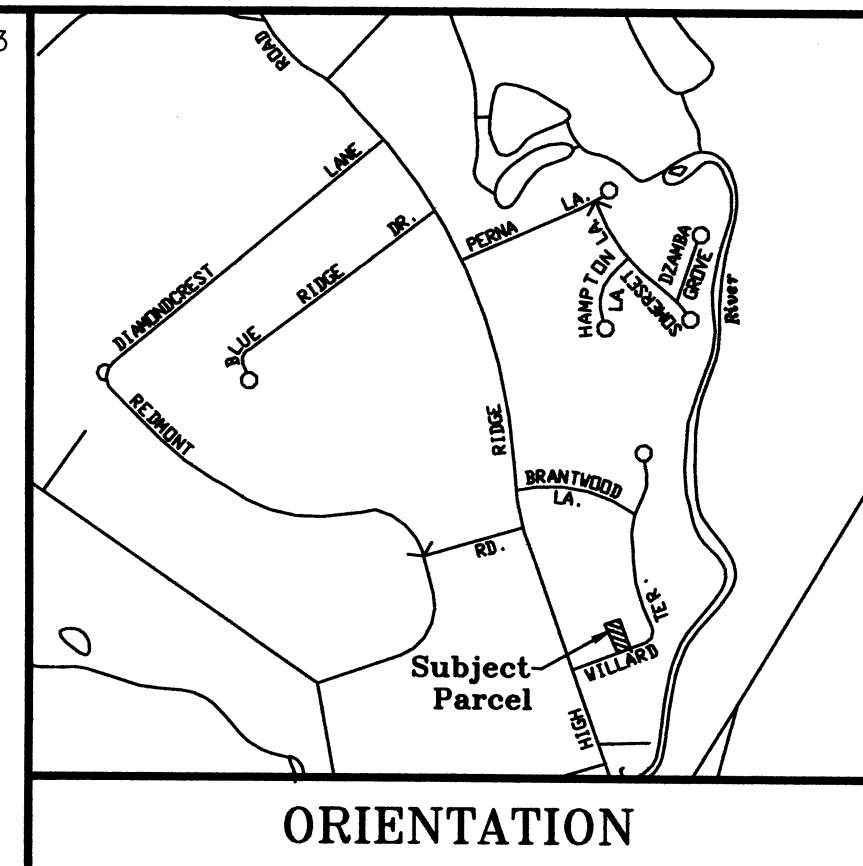
Property Lines Not Staked By Contractual Agreement  
Soil Types Not Delineated By Contractual Agreement

SIZE AND LOCATION OF PROPOSED DEVELOPMENT PROVIDED  
BY OTHERS. IT IS SUBJECT TO THE REVIEW AND APPROVAL  
BY THE APPROPRIATE GOVERNING AUTHORITIES



### LEGEND

	Existing
Stone Wall	
Concrete Wall	
Fence	
Catch Basin (In Curb)	
Catch Basin (Flush)	
Gas Box	
Gas Meter	
Electric Meter	
Water Box	
Monitoring Well	



**Notes:**

1. Underground utility, structure and facility locations depicted and noted herein 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 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. Subject property Lies in Zone "X" Areas determined to be outside or Above the FEMA Designated flood Area as Depicted & Defined Panel 506 of 626, Community Panel Number 09001C0506F Effective Date 6-18-2010.
5. Size and Location of Proposed Garage Provided by Others. Variances of Table III, Appendix "B" Maximum Building Coverage and Definition of Accessory Building/Structure shall not be located in any Front Yard, nor exceed one (1) Story and or exceed 15' in height. No Accessory Building or Structure shall be within five (5') feet of any Lot Line, except in cases in which the Principal Building is permitted to be closer Therefore a Side Yard Setback for an Accessory Building/Structure and maximum Building Coverage is requested for the Proposed Garage Depicted on This map

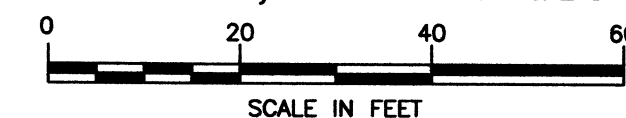
20% Maximum Building Coverage Allowed  
21.2% Building Coverage requested for Proposed Development

5' Minimum Side Yard Setback Allowed for Accessory Building/Structure  
2.4' Side yard Requested for Proposed Garage

Other Variances may be Required pending the Review and Approval by the appropriate Governing Authorities

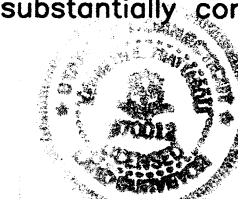
PLOT PLAN  
PREPARED FOR  
NICOLA D TAMBURRO  
18 WILLARD TERRACE  
STAMFORD, CONNECTICUT

**#004-24**



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.



BY:

**FOR: EDWARD J. FRATTAROLI, INC.**  
*Land Surveyors • Consultants • Land Planners*  
 STAMFORD, CONNECTICUT December 1, 2011

REVISD 12-7-23 PROPOSED GARAGE DEVELOPMENT

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.

18 Willard Terrace  
Stamford, Ct

Anthony Totilo, A.I.A.

### **OWNER, USE AND ALTERATION OF DOCUMENTS:**

The client acknowledges that the documents, drawings, specifications including electronic media files are instrument of Anthony Tollo Architects and Associates and shall remain the property of Anthony Tollo Architects and Associates. The client or any person or entity that acquires or obtains the drawings and specifications from or through the Client shall not use them on any other project, shall not modify, alter or change the drawings and specifications without written authorization from Anthony Tollo Architects and Associates. Furthermore, the client agrees to indemnify and hold harmless Anthony Tollo Architects and Associates, its officers, directors and employees from any and all claims suits, liability, damages or costs, including attorney fees arising out of or resulting therefrom.

NOTES:



The image shows a circular seal on the left and a compass rose on the right. The seal features a central shield with a star above it, surrounded by the text "STATE OF CONNECTICUT" and "ANTHONY TOTTEN". Below the shield is a banner with the text "No. 6772" and "LICENSED ARCHITECT". The compass rose is a circle with a vertical line and a horizontal line intersecting at the center, with the letter "N" at the top.

SCALE:

20



# TAMBURRO GARAGE

18 Willard Terrace  
Stamford, Ct

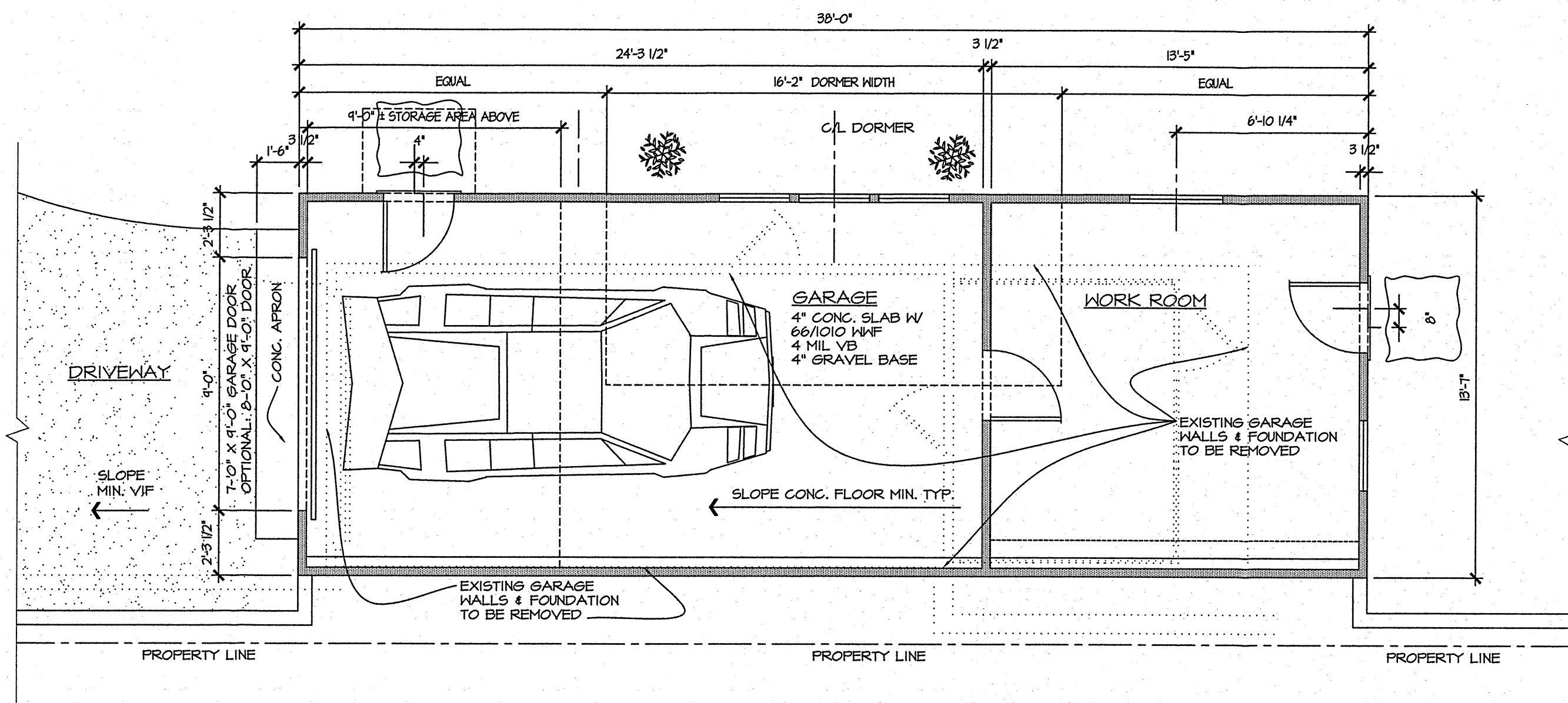
ANTHONY TOTILO ARCHITECTS  
AND ASSOCIATES

Anthony Totilo, AIA

114 Old North Stamford Road  
Stamford, CT 06905  
(203) 517-6586

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NOTES:

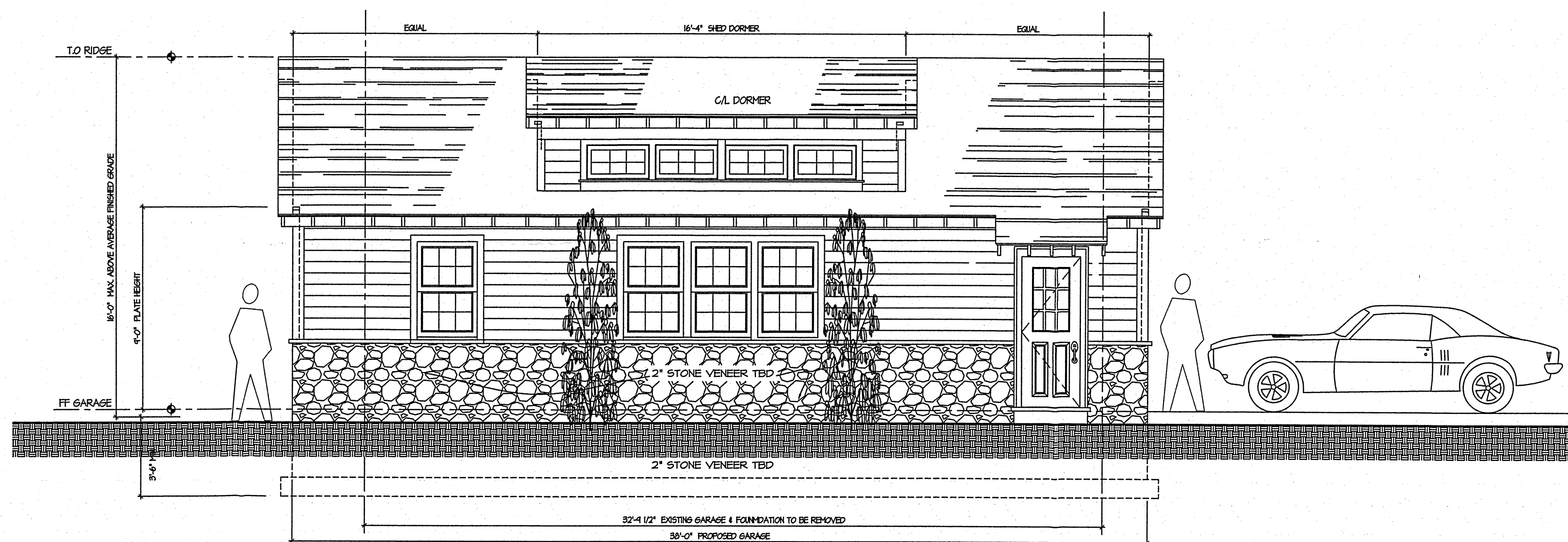


## WALL LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- NEW CONC. WALL
- NEW CONSTRUCTION

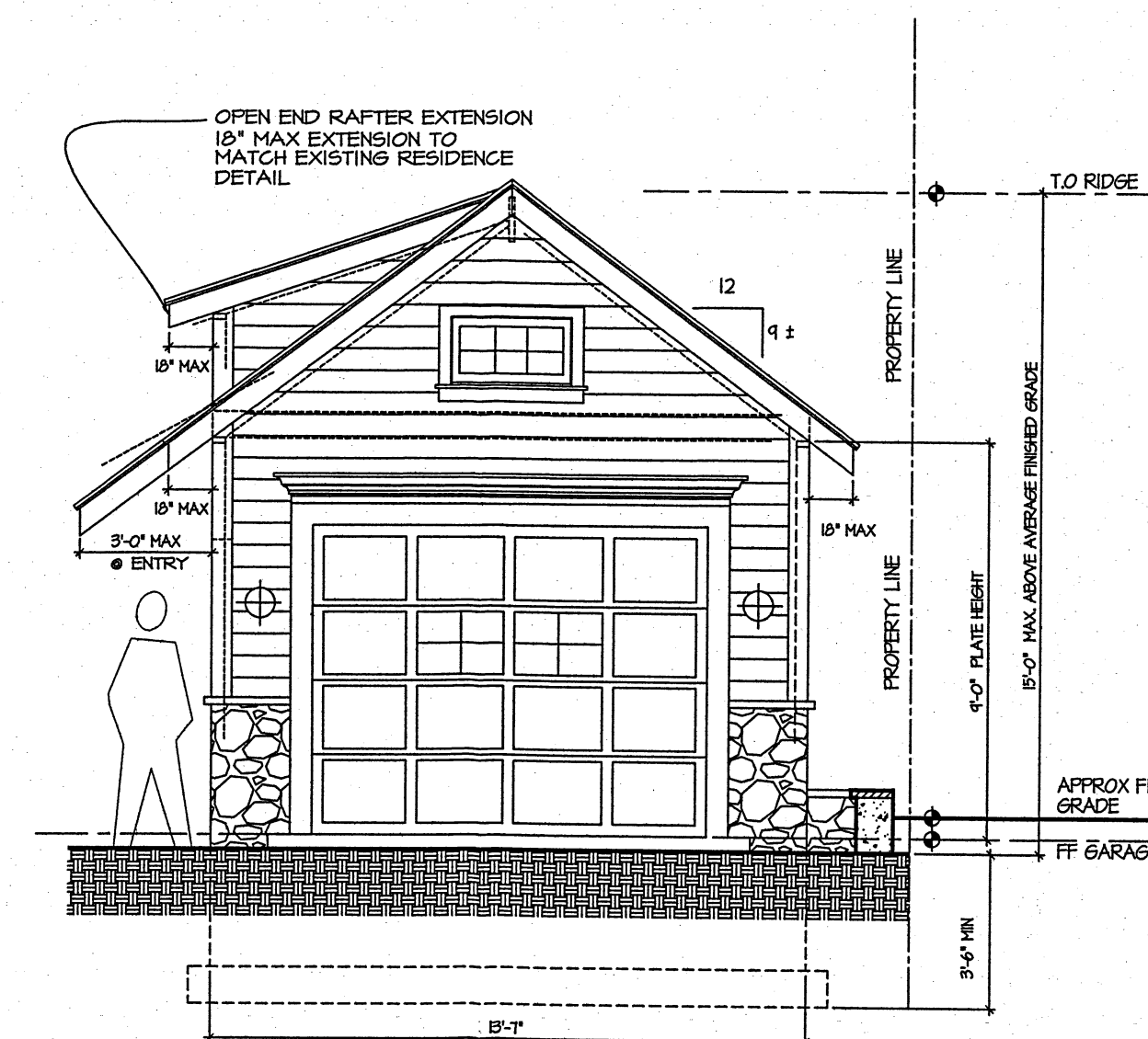
## GARAGE PLAN - PROPOSED

1/4" = 1'-0"



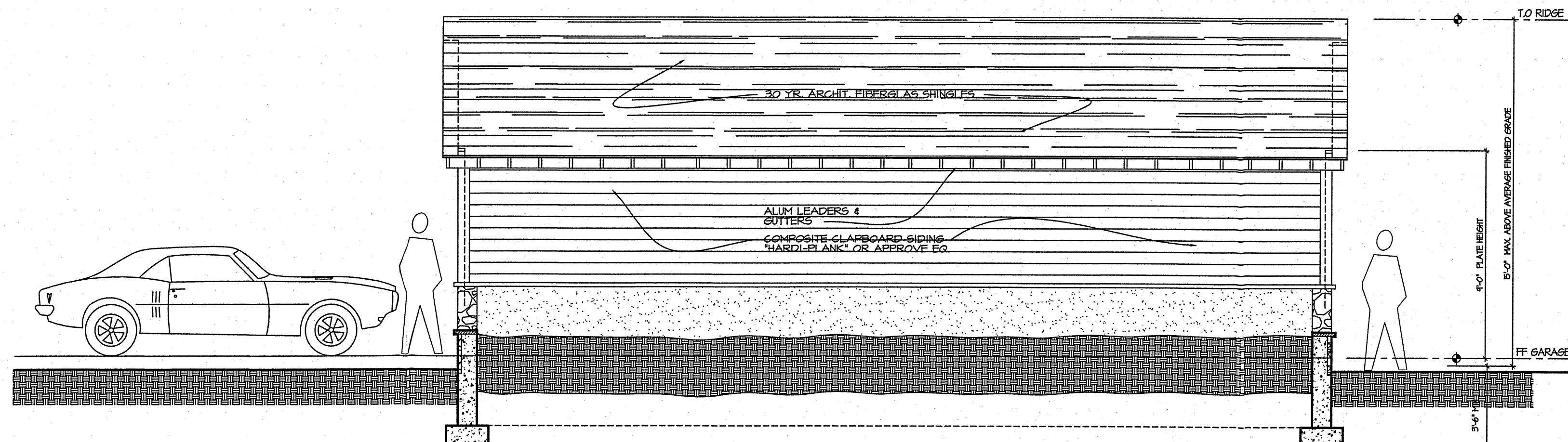
## GARAGE - LEFT SIDE

1/4" = 1'-0"



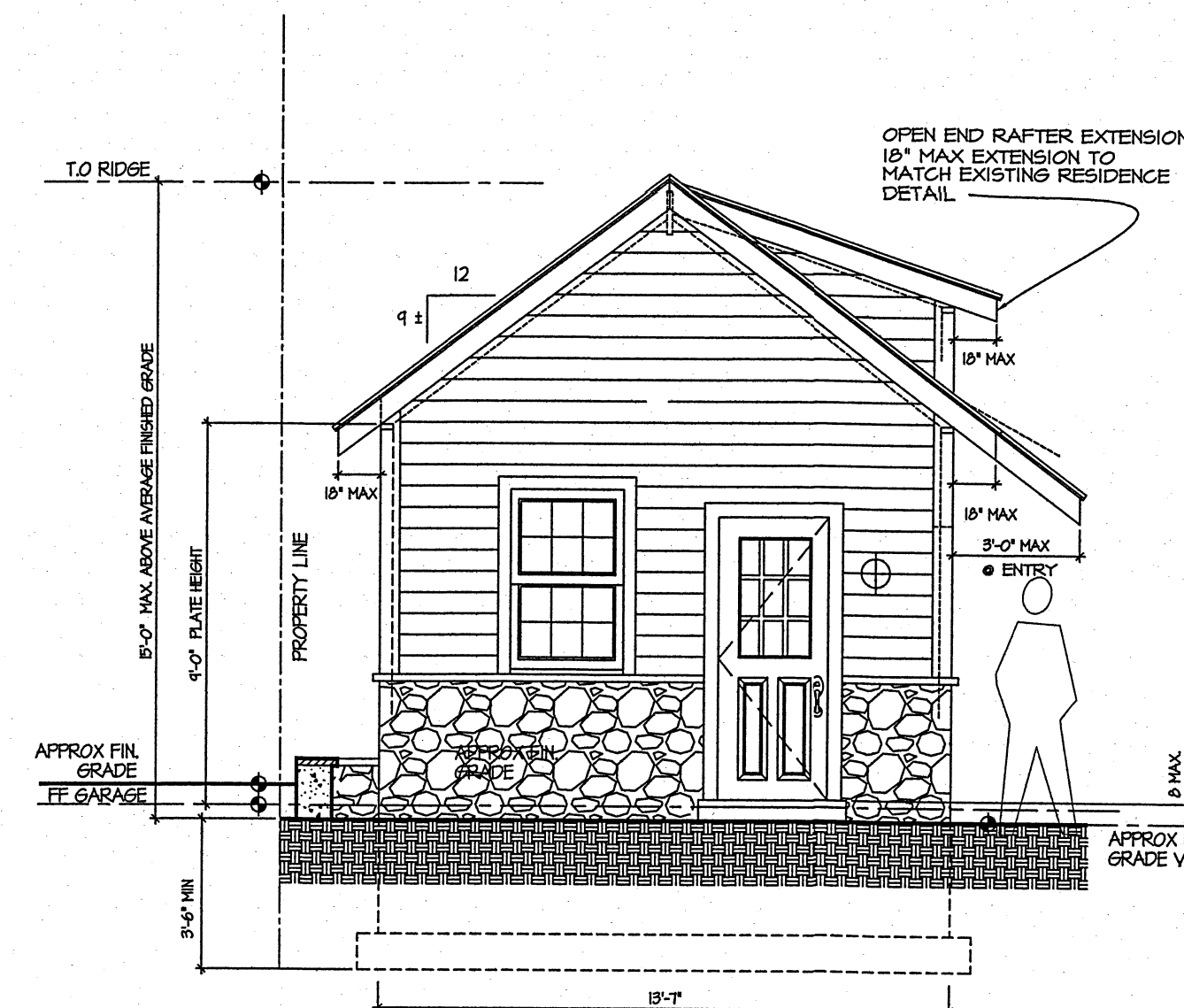
## GARAGE - FRONT

1/4" = 1'-0"



## GARAGE - LEFT SIDE

1/4" = 1'-0"



## GARAGE - REAR

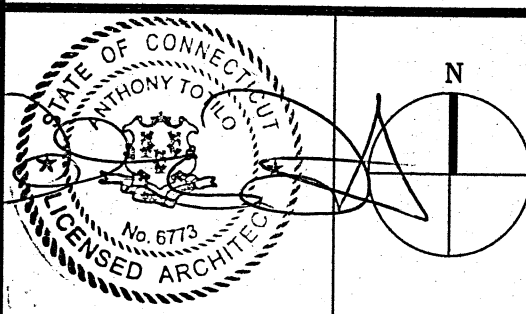
1/4" = 1'-0"

#004-24

4	12.15.23	REV VAR APP REVIEW
3	11.08.23	PROPOSED DESIGN-REV
2	11.06.23	PROPOSED DESIGN
1	10.09.23	EXISTING CONDITIONS
NO DATE	REVISIONS	

SHEET TITLE:

GARAGE  
PLAN  
&  
ELEVATIONS  
(PROPOSED)



DRAWN BY:	AT	PROJECT NO:
CHECKED BY:	TOT	SHEET NO:
DATE:	10.05.23	VAR1
SCALE:	AS NOTED	