

**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

2. Address of affected premises:

18 FOWLER ST. 06905

 street zip code

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

Block: 244 Zone: R-6 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: JOHNNY CLARIZIO / DENA GARDELLA

Address of Owner: 18 FOWLER ST. Zip _____

Applicant Name: LYLE FISHELL

Address of Applicant 36 GIVENS AVE. Zip 06902

Agent Name: GAME

Address of Agent: _____ Zip _____

EMAIL ADDRESS: FISHELLARCHITECTURE@YAHOO.COM
 (Must be provided to receive comments from letters of referral)

Telephone # of Agent 203 554-2526 Telephone # of Owner _____

(CONTACT IS MADE WITH AGENT, IF ONE)

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

2 BEDROOM 2 1/2 STORY WOOD FRAME
SINGLE FAMILY RESIDENCE

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

SECOND STORY TWO BEDROOM ADDITION
OVER AN EXISTING SUN ROOM.
THE ADDITION WILL ENCRANCH NO
FURTHER INTO THE SETBACK THAN THE
EXISTING FIRST FLOOR SUN ROOM.
28 SF IS THE AFFECTED AREA FOR THIS
VARIANCE REQUEST.

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):

TABLE II, APPENDIX B: SCHEDULE
OF REQUIREMENTS FOR AREA, HEIGHT
AND BULK OF BUILDINGS,
R-6 ZONING DISTRICT,
ASKING FOR A SIDE YARD SETBACK
OF 4.0' IN LIEU OF THE REQUIRED
SETBACK OF 6.0', THE AREA REQUIRED
FOR VARIANCE IS 1'-5" X 20'-0" (28 SF).
SEE DETAILS ON THE R-2 SURVEY AND
ARCHITECTURAL FLOOR PLAN & ELEVATIONS.

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:

This has been our primary residence for the last 13 years. As our family has continued to expand, we have used the space as efficiently as possible. Now that our son is 10, and daughter is 8, they can no longer share a bedroom comfortably. We are requesting this variance to add one extra bedroom + bathroom.

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

our home only consists of one Full bathroom, and two bedrooms. We dont have the space necessary to house all 4 family members comfortably.

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

we are lucky to have Fostered a great rapport with our neighbors, and the variance would not impact the neighbors current view of the neighborhood

SPECIAL PERMIT

(Complete this section only for special exceptions)

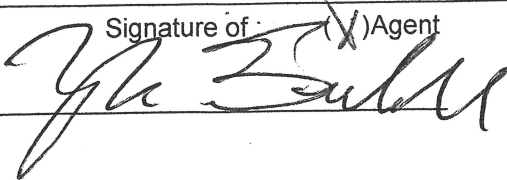
SPECIAL EXCEPTION is requested as authorized by Section(s) _____ of the Zoning Regulations.

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.

SIGNATURE REQUIRED FOR ALL APPLICATONS

Signature of: Agent () Applicant () Owner
Date Filed: 

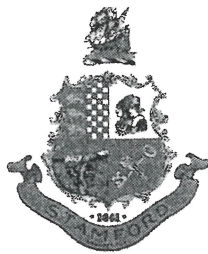
Zoning Enforcement Officer Comments:

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:

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**CITY OF STAMFORD
ZONING BOARD OF APPEALS**

APPLICATION PACKET

Board Members
Joseph Pigott, Chair
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: _____

1/29/2024

Is the project situated in the coastal boundary?

Yes () No ()

Is the project exempt from the coastal regulation?

Yes () Exemption # _____ No ()

N/A ()

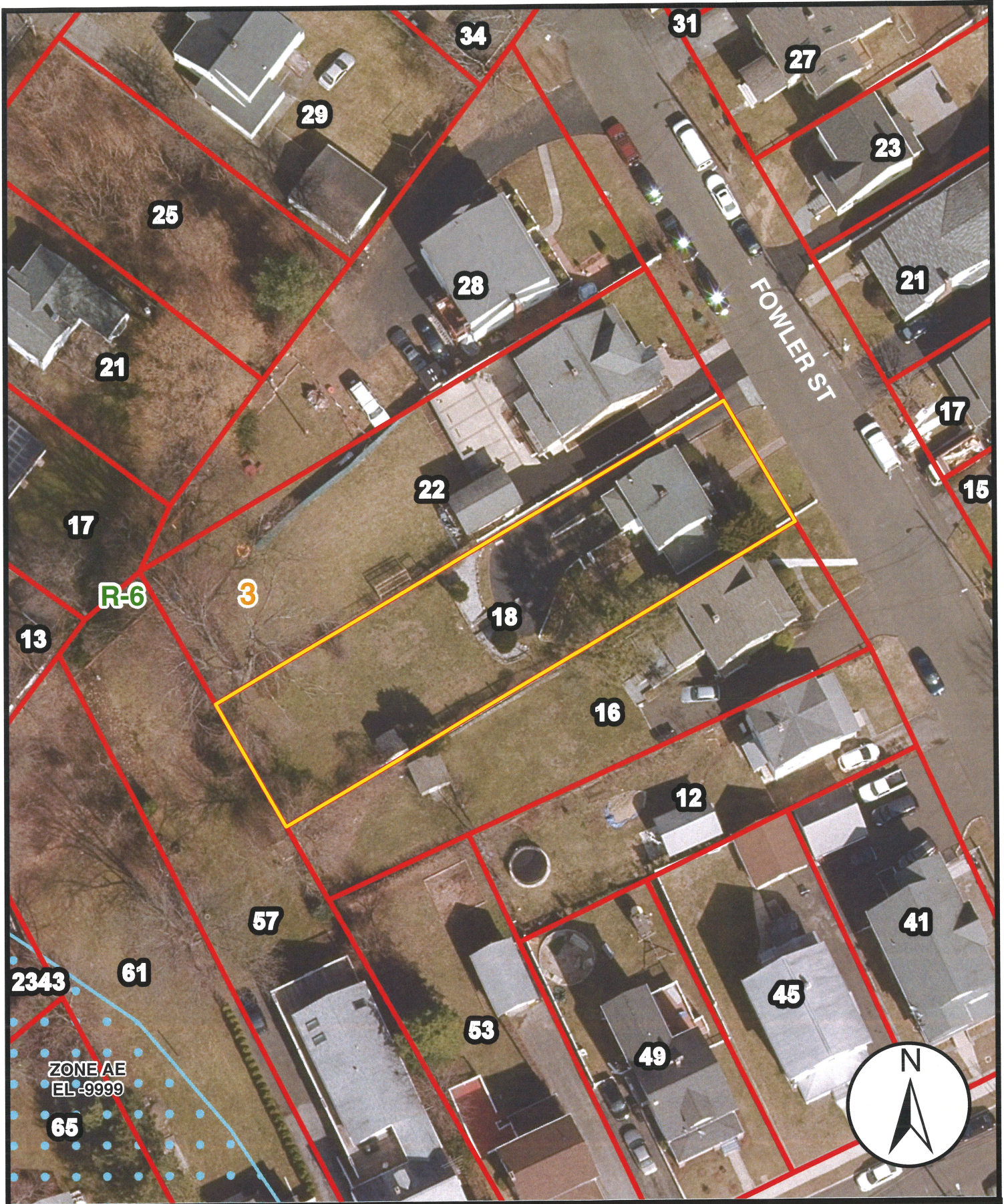
Environmental Protection: _____

Date: _____

CAM Review by:

ZONING BOARD

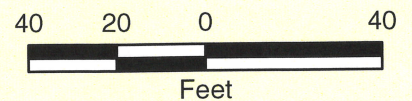
ZBA



ZBA Application #008-24
18 Fowler Street

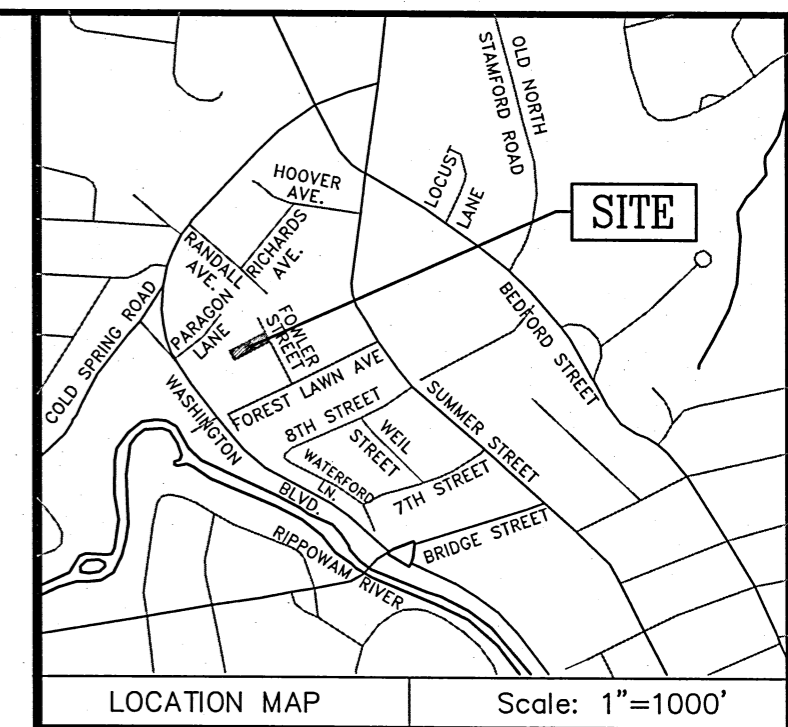
Date: 2/12/2024

1 inch = 42 feet

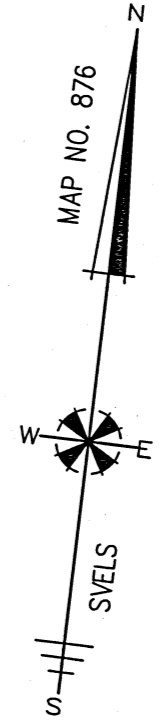
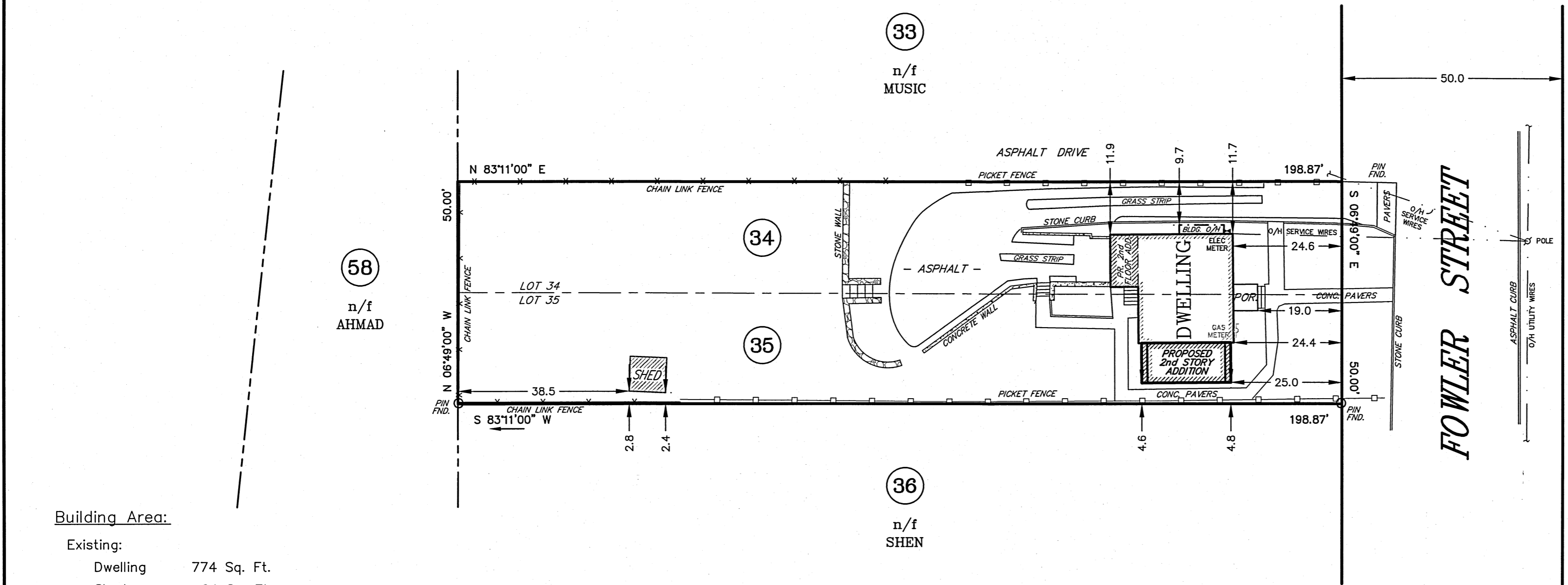


ZONING REQUIREMENTS

ZONE	FRONTAGE (ft)	CIRCLE DIAM. (ft)	SQUARE FT. PER FAMILY	MAX. FAMILIES PER PLOT	BUILDING HEIGHT / AREA		FRONT		SIDE		REAR	
					STORIES	FEET	% LOT	STREET LINE	STREET CENTER	ONE SIDE		BOTH SIDES
R-6	50	-	5,000 SINGLE FAMILY 6,000 TWO FAMILY	2	2 1/2	30	25	25	55	6	12	30



Zone: R-6
Area = 9,943 Sq. Ft.
0.228 Acres



Building Area:

Existing:

Dwelling	774 Sq. Ft.
Shed	64 Sq. Ft.
Total	838 Sq. Ft. (8.4%)

Building Area:

Proposed:

Dwelling	796 Sq. Ft.
Shed	64 Sq. Ft.
Total	860 Sq. Ft. (8.6%)

NOTES:

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES, AND THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

THIS SURVEY IS A ZONING LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.

PROPERTY IS LOCATED IN ZONING DISTRICT R-6 UNDER THE CITY OF STAMFORD ZONING REGULATIONS.

FIELD SURVEY COMPLETED: AUGUST 24, 2023

DEED REFERENCES: BK. 10313 P. 180

MAP REFERENCES: 876 STAMFORD LAND RECORDS.

LOT NOS. HEREON AS DESIGNATED ON REFERENCED MAP NO. 876 STAMFORD LAND RECORDS

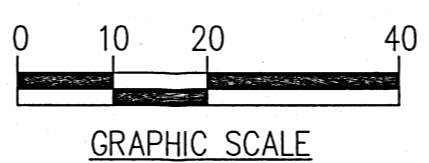
PROPERTY IS SUBJECT TO RESTRICTIONS, COVENANTS, AND EASEMENTS OF RECORD.

UNLESS DEPICTED HEREON, NO NEW MONUMENTATION HAS BEEN SET.

AREA OF PROPERTY IS 9,943 SQ. FT., 0.228 ACRES

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP AND SEAL, RENDERS ANY DECLARATION HEREON NULL AND VOID.

Aidan C. McCann 01-26-24
AIDAN C. McCANN, LS#70154 DATE
SOUND VIEW ENGINEERS & LAND SURVEYORS LLC



#008-24

PREPARED FOR:
JOHNNY CLARIZIO
DENA GARDELLA

ADDRESS:
18 FOWLER STREET
STAMFORD, CONNECTICUT
BLOCK 244 LOTS 34 & 35

DRAWING TITLE:
**ZONING
LOCATION
SURVEY**

DRAWING NO: 3700-2-ZLS
SCALE: 1" = 20'
DATE: JANUARY 26, 2024

ZLS

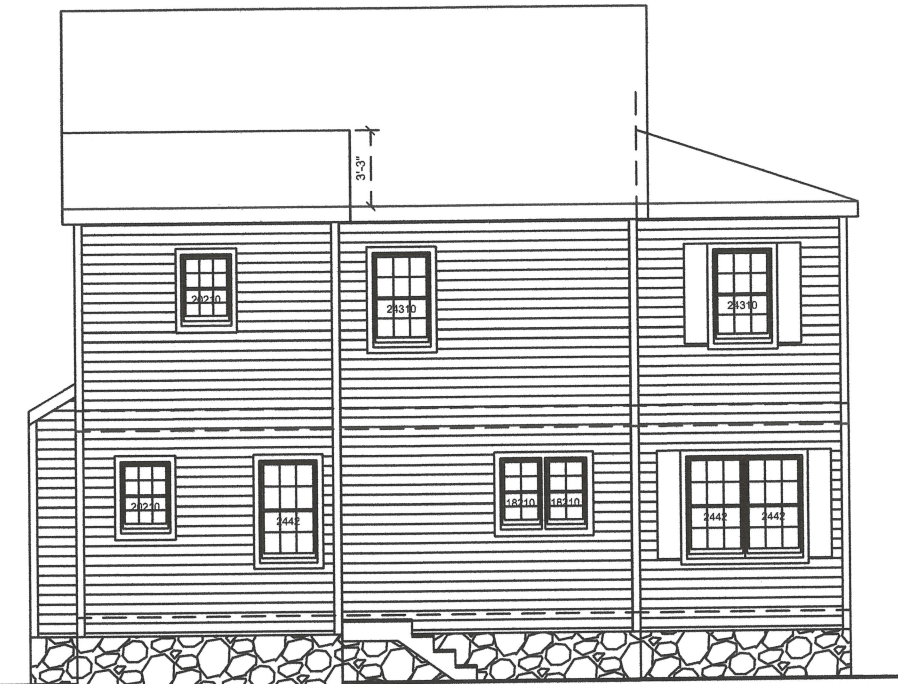
THIS PRINT IS INVALID WITHOUT EMBOSSED SEAL.



PROPOSED SIDE (SOUTH) ELEVATION
18 FOWLER STREET
STAMFORD.



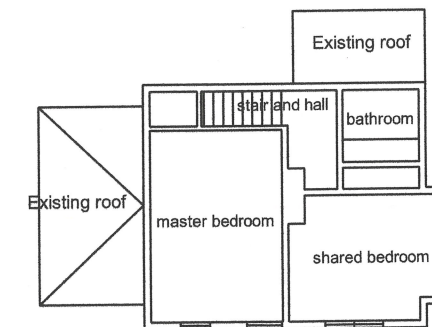
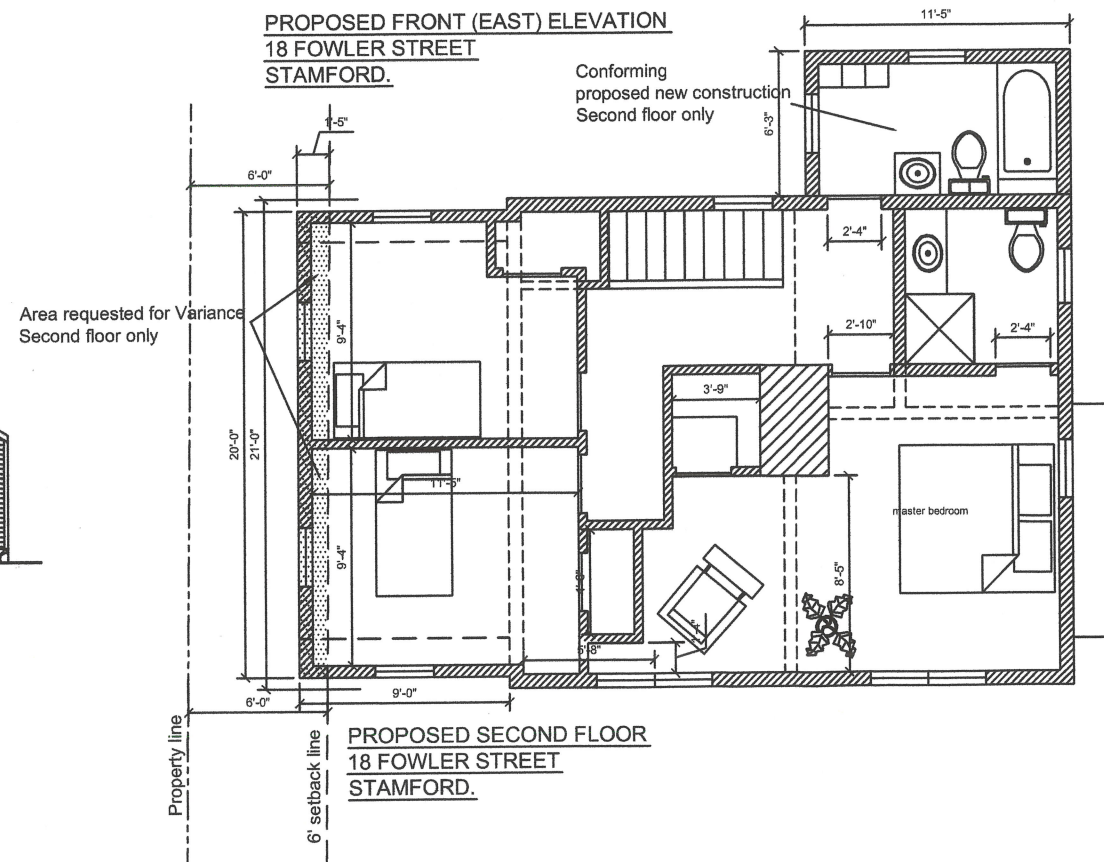
PROPOSED FRONT (EAST) ELEVATION
18 FOWLER STREET
STAMFORD.



PROPOSED SIDE (WEST) ELEVATION
18 FOWLER STREET
STAMFORD.



EXISTING FRONT ELEVATION



EXISTING SECOND FLOOR

#008-24

