

**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** mjjudge@stamfordct.gov

PLEASE PRINT ALL INFORMATION IN INK

1. I/we hereby apply to the Zoning Board of Appeals for:

- (X) Variance(s)
() Special Permit
() Appeal from Decision of Zoning Enforcement Officer
() Extension of Time
() Gasoline Station Site Approval

2. Address of affected premises:

619 FAIRFIELD AVENUE
street

STAMFORD, CT 06902
zip code

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

Block: 35 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: N/A
Within 500 feet of another municipality: No () Yes (X) Town of Greenwich

3. Owner of Property: TFG Waterside GP, LLC

Address of Owner: c/o Joseph Capalbo, 1100 Summer Street Zip 0 6 9 0 5

Applicant Name: TFG Waterside GP, LLC

Address of Applicant c/o Joseph Capalbo, 1100 Summer Street Zip 0 6 9 0 5

Agent Name: Joseph Capalbo

Address of Agent: 1100 Summer Street, Stamford Zip 0 6 9 0 5

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

Telephone # of Agent 203-324-8882 **Telephone # of Owner** 203-249-6512

(CONTACT IS MADE WITH AGENT, IF ONE)

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

There is presently existing a legal non-conforming two-family dwelling on a parcel of land in the R-71/2 zone with an area in excess of an acre.

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

Applicant is proposing to remove the non-conforming use and subdivide the property into three conforming single family parcels.

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):

Applicant is requesting variances of Section 3, Definitions of the Stamford Zoning Regulations, specifically

“Accessway” to permit an accessway of 25 feet in lieu of the required 50 feet, and “Lot Accessway” to permit three (3)

Accessway Lots in lieu of the limit to one and to permit an Accessway Lot in the R-71/2 zone.

to permit 3 lots to be serviced by one Accessway

ZONING ENFORCEMENT APPROVAL
For Submission To Zoning Board Of Appeals

Sheet 1 of 1
Approved Signature: [Signature]
Date: 1/31/24

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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 subject parcel was a part of a subdivision dating back to 1963. The parcel is in excess of an acre of land in the R-71/2 zone that can only be accessed through the existing 25-foot accessway. The entire area is developed in accordance with R-71/2 standards, but the subject parcel, because of the timing of its creation and unusual shape, cannot be developed accordingly without the requested variances.

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

The variance will permit the subdivision of the parcel into three (3) parcels. All three parcels will be considered oversized for the area and generally larger than the surrounding parcels.

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

The applicant will be eliminating an existing non-conformity (a 2-family dwelling in the R-71/2 zone) and replacing it with three (3) conforming parcels.

SPECIAL PERMIT

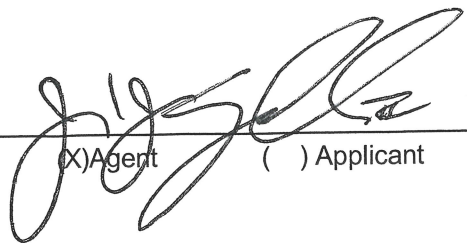
(Complete this section **only** for special permits)

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

Provide details of what is being sought:

N/A

SIGNATURE REQUIRED FOR ALL APPLICATIONS



Signature of : Agent Applicant Owner

Date Filed: _____

1/30/24

Zoning Enforcement Officer Comments:

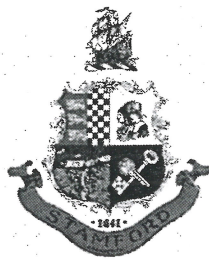
DECISION OF THE ZONING ENFORCEMENT OFFICER

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

DECISION OF THE ZONING ENFORCEMENT OFFICER dated _____ is appealed because:

N/A

DO NOT WRITE ON BACK OF PAGE



**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: 1/31/24

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

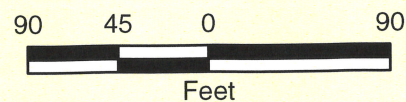
ZBA



ZBA Application #009-24
619 Fairfield Avenue

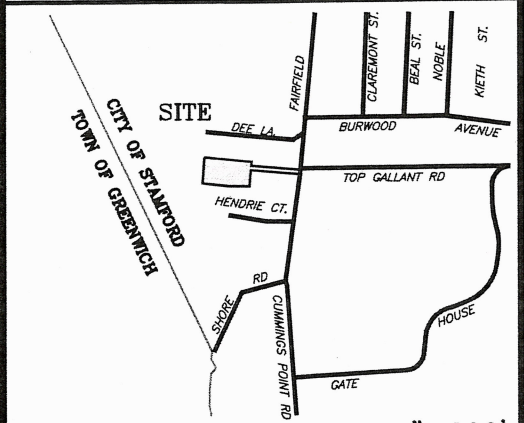
Date: 2/12/2024

1 inch = 92 feet

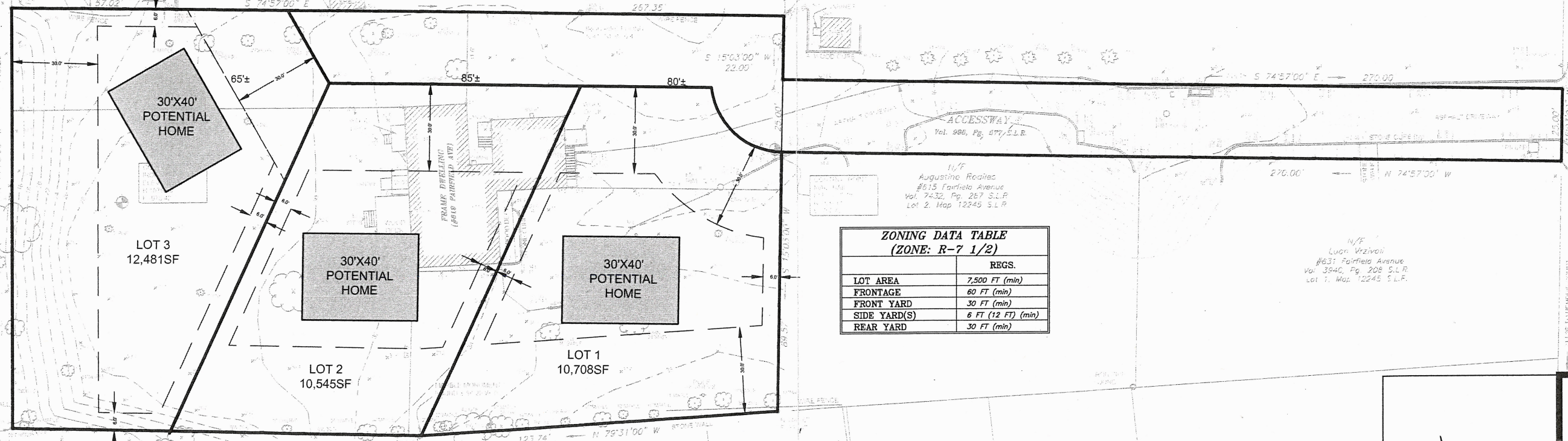


Feet

ZONE: R-7 1/2 BLOCK: 35



STAMFORD, CT SCALE: 1"=800'
ORIENTATION



ZONING DATA TABLE
(ZONE: R-7 1/2)

	REGS.
LOT AREA	7,500 FT (min)
FRONTAGE	60 FT (min)
FRONT YARD	30 FT (min)
SIDE YARD(S)	6 FT (12 FT) (min)
REAR YARD	30 FT (min)



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

COMM. NO.: 10531
DATE: 4/13/2023
SCALE: 1"=40'

ZBA SUBDIVISION EXHIBIT
619 FAIRFIELD AVE
STAMFORD, CT

#009-24

FAIRFIELD AVENUE

FAIRFIELD AVENUE

