

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

APR 9 2024

DATE: April 9, 2024

TO: Lindsay Cohen, Planning Board ✓
F. Petise, Transportation
R. Clausi, Environmental Protection Board
S. Kiskin, Engineering

FROM: Zoning Board of Appeals

RE: Referrals

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:

#015-24	16 Cowing Terrace
#016-24	482 Pepper Ridge Road
#017-24	11 Half Moon Way

Please respond by May3, 2024.

**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 prem'**

16 Cowling terrace 06906
street zip code

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

Block: 319 Zone: R-7 1/2 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 (X) Yes () Town of _____

3. Owner of Property: MERBATTLE PROPERTIES INC

Address of Owner: 225 CULLODEN RD Zip 06906

Applicant Name: MICHAEL BATTINELLI

Address of Applicant 225 CULLODEN RD STAMFORD Zip 06906

Agent Name: _____

Address of Agent: _____ **Zip** _____

EMAIL ADDRESS: MBATT6@AOL.COM
(Must be provided to receive comments from letters of referral)

Telephone # of Agent _____ Telephone # of Owner (203) 249-6837

(CONTACT IS MADE WITH AGENT, IF ONE)

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

1 DWELLING (SINGLE FAMILY), 1 EXISTING
GARAGE, 1 PARTIALLY CONSTRUCTED GARAGE

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

1 ONE CAR GARAGE W/ STORAGE FOR TOOLS +
EQUIPMENT FOR UPIKEP. SOME STORAGE

**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):

SECTION 3 - ACCESSORY DWELLINGS

Asking for
SIDE YARD SETBACK FROM 5'-0" TO 4'-4" In Lieu of 5'-0" Required

Asking for
REAR YARD SETBACK FROM 5'-0 TO 4'-7" In Lieu of 5'-0" Required

DISTANCE FROM DWELLING TO GARAGE FROM 10'-0" TO 4'-6"
In Lieu of 10'-0" Required

DO NOT WRITE ON BACK OF PAGE

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

WE CANNOT FIT THE NEW GARAGE WITHIN THE SETBACKS

THE TWO EXISTING BUILDINGS ARE/WERE BEYOND REPAIR
AND NEED TO BE REPLACED

MY REAR AND SIDE YARDS ABUTT TWO INDUSTRIAL PROPERTIES
NO OTHER AREAS ARE AFFECTED

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

_____ of

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

SIGNATURE REQUIRED FOR ALL APPLICATIONS

6 JN BMTD
Signature of : () Agent () Applicant (X) Owner

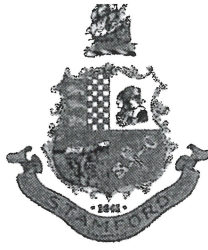
Date Filed: _____

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:

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: _____

3/7/2024

Is the project situated in the coastal boundary?

Yes () No (✓)

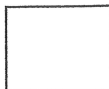
Is the project exempt from the coastal regulation?

Yes () Exemption # _____ No () N/A (✓)

Environmental Protection: _____

Date: _____

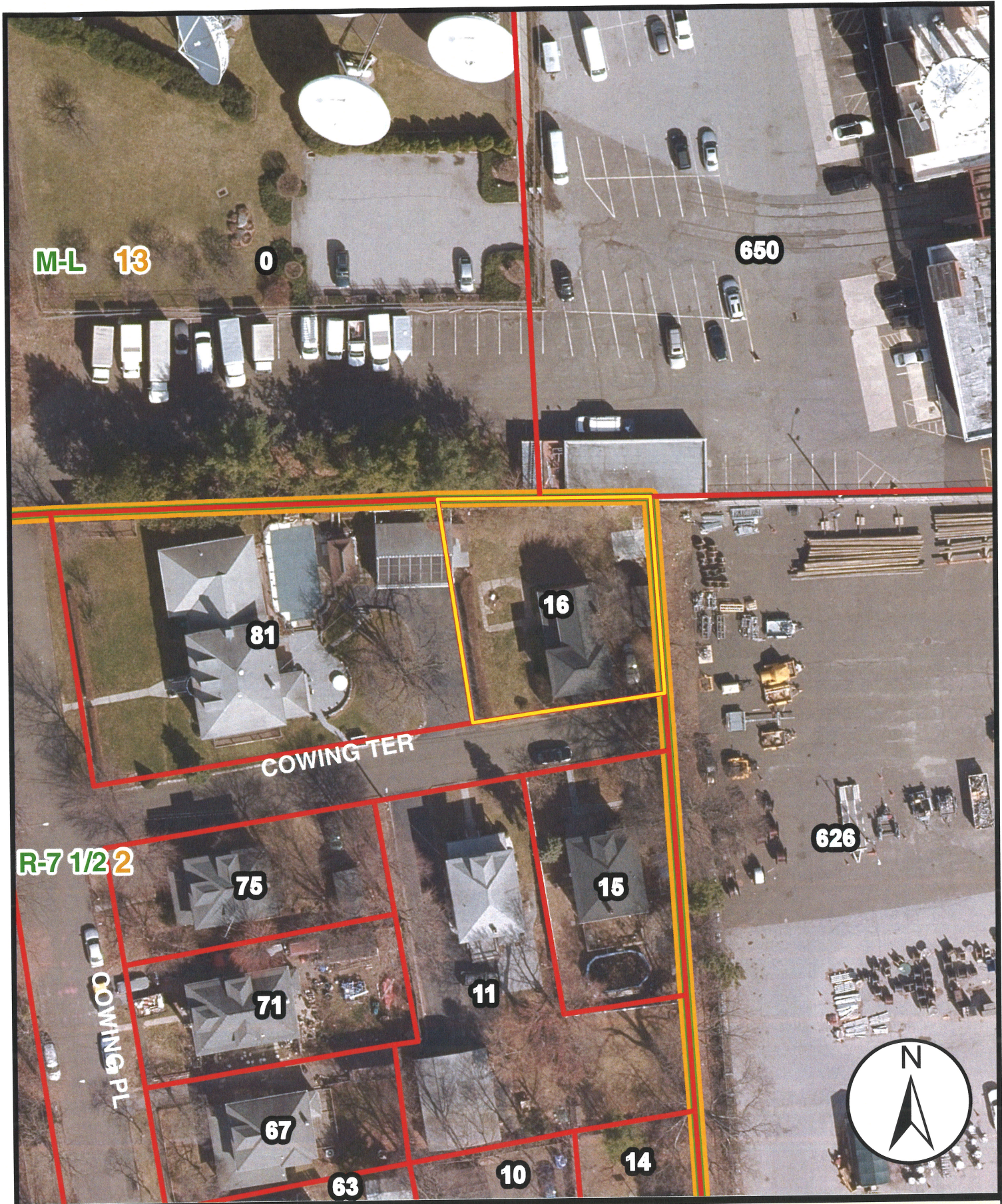
CAM Review by:



ZONING BOARD



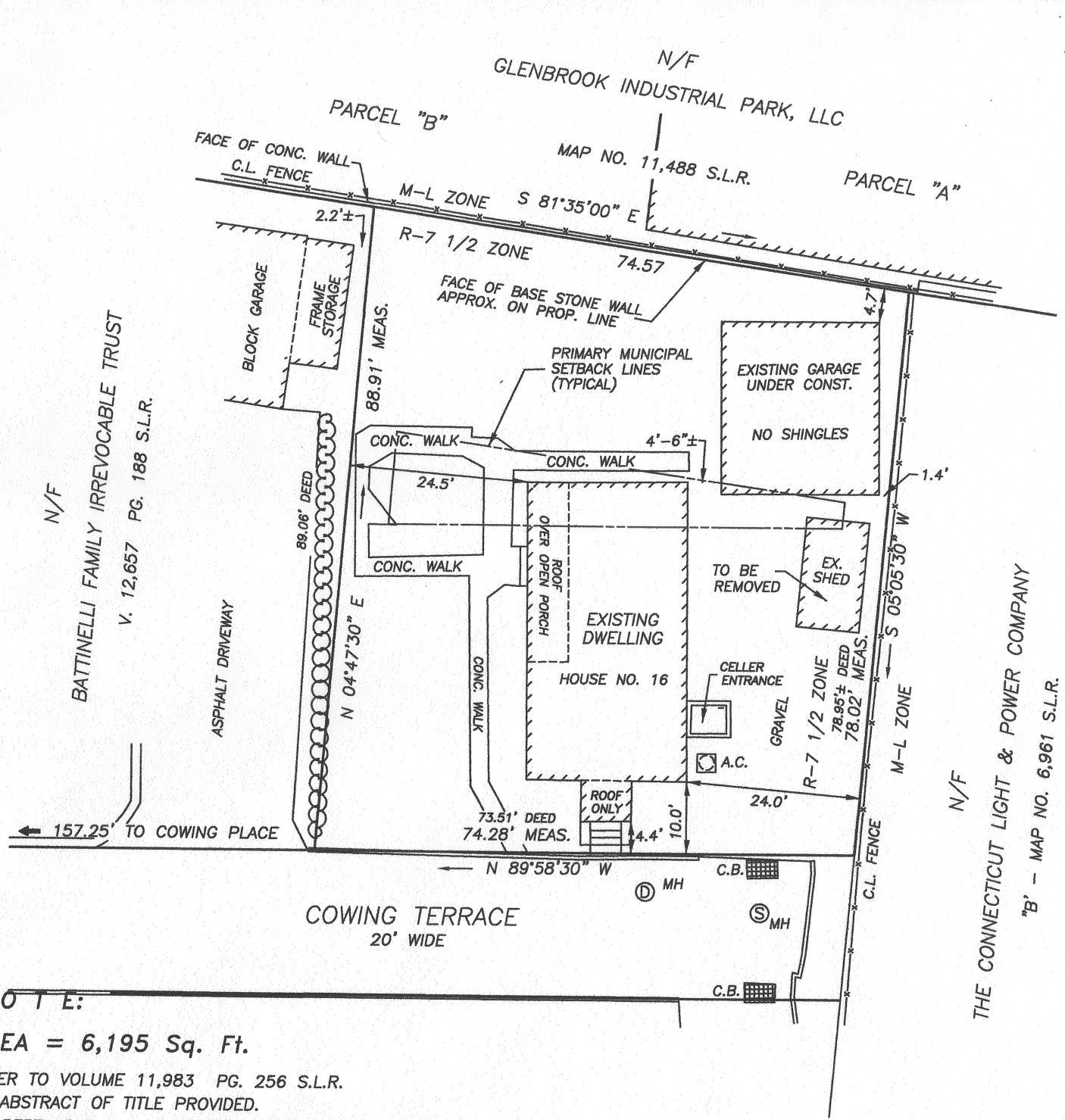
ZBA



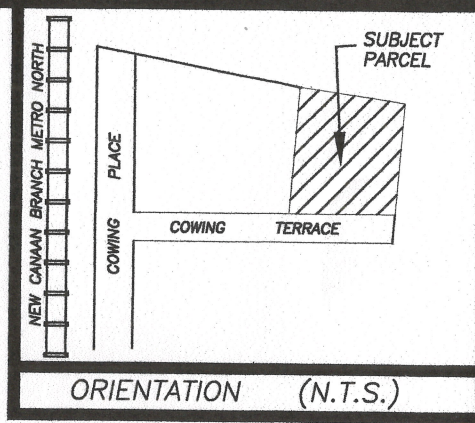
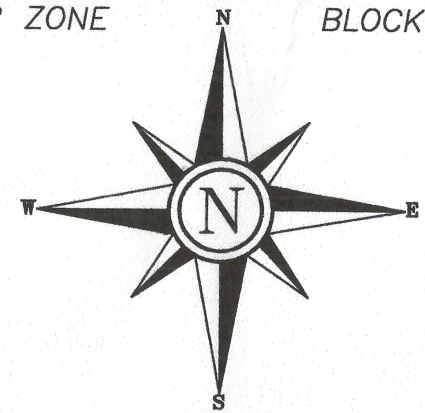
ZBA Application #015-24
16 Cowing Terrace

Date: 4/9/2024

1 inch = 50 feet
50 25 0 50
Feet



R-7 1/2 ZONE BLOCK NO. 319



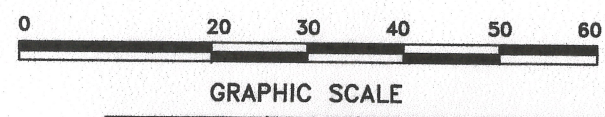
IMPROVEMENT LOCATION SURVEY – EXISTING

PREPARED FOR

M&R BATT6 PROPERTIES, LLC

STAMFORD, CONNECTICUT

#015-24



SURVEY SPECIFICATIONS:

The type of survey performed hereon is a "IMPROVEMENT LOCATION SURVEY"
Boundary determination/opinion is based on "DEPENDENT RESURVEY"

To the best of my knowledge & belief this map is substantially correct as noted hereon, and this survey was prepared in accordance with the standards of a Class A-2 survey as defined in Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies— "Minimum Standards for Surveys and Maps in the State of Connecticut."



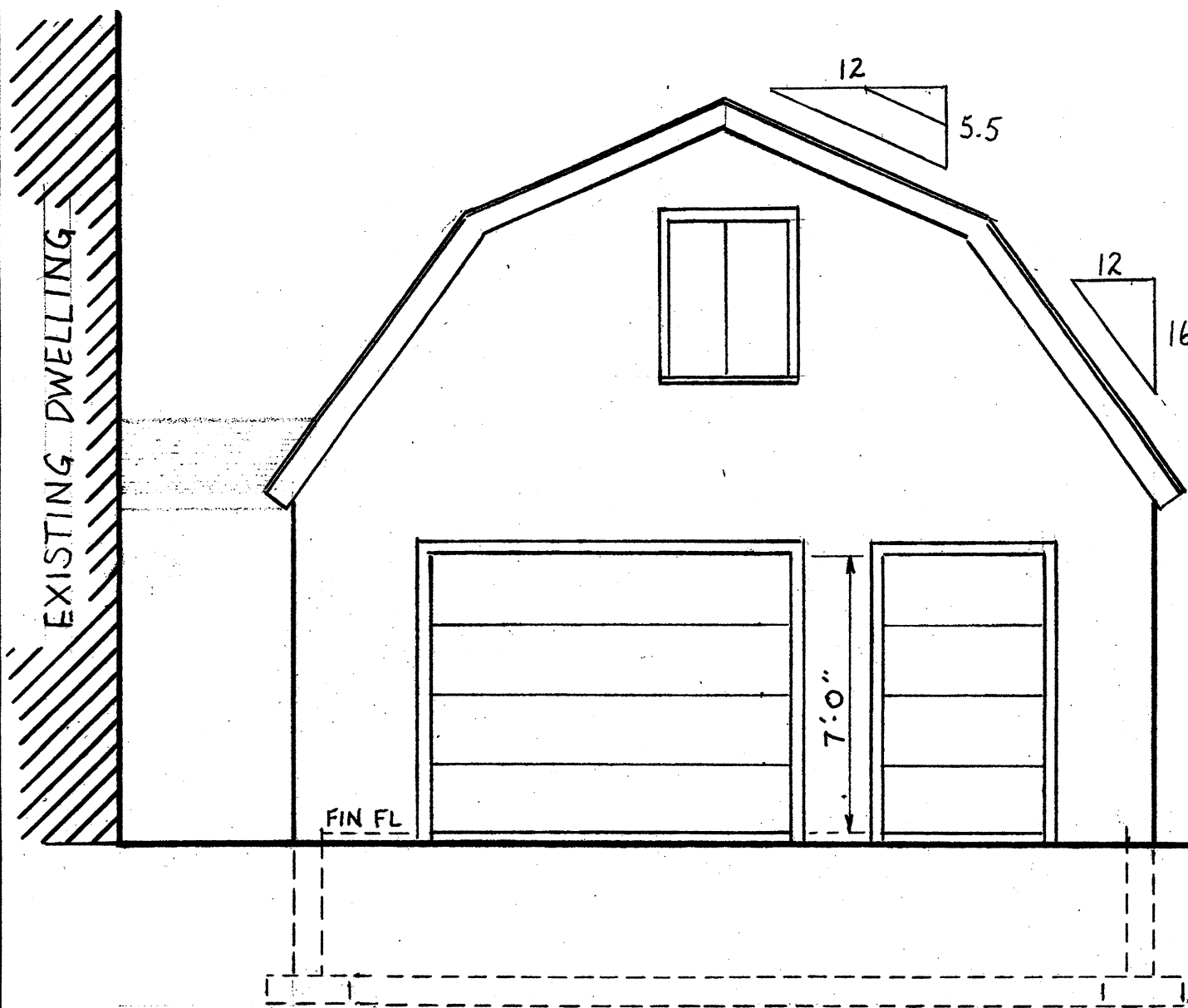
ROBERT T. HAMILTON
PROFESSIONAL LAND SURVEYORS L L C
Stamford, Connecticut
Phone (203) 322-1975 Fax (203) 329-2155



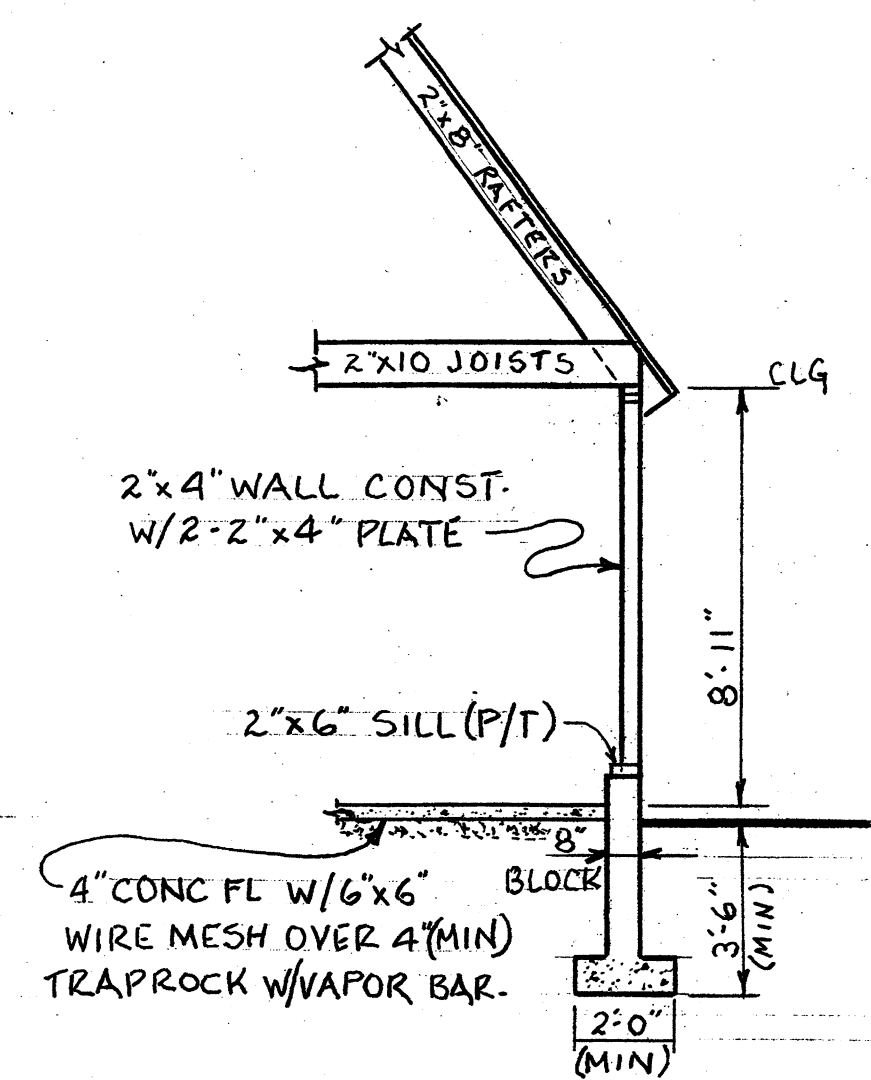
NOTE:
AREA = 6,195 Sq. Ft.
REFER TO VOLUME 11,983 PG. 256 S.L.R.
NO ABSTRACT OF TITLE PROVIDED.
PROPERTY SUBJECT TO PRIVATE RESTRICTIONS OF RECORD, IF ANY.
SUBSTRUCTURES AND/OR THEIR ENCROACHMENTS, IF ANY, ARE NOT SHOWN.
SUBJECT TO ELECTRIC AND/OR TELEPHONE CO. EASEMENTS UNDERGROUND OR OVERHEAD.
EX. DWELLING & GARAGE COVERS 23.6% OF THE TOTAL LOT AREA.
EXTERIOR FEATURES AND/OR THEIR ENCROACHMENTS, IF ANY, ARE NOT SHOWN.
F.B. 94 PG. 40

REVISIONS / PRINTS

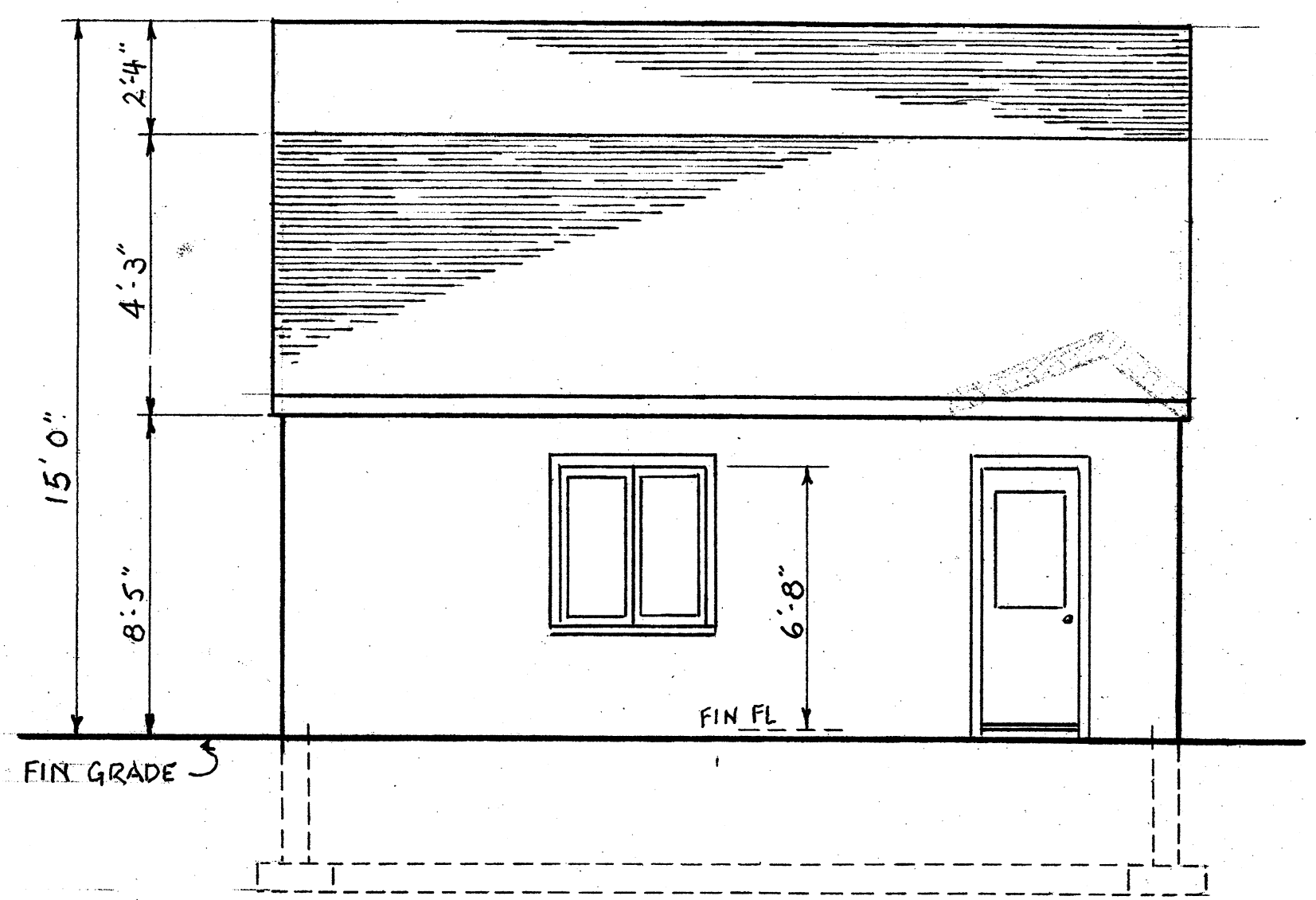
DRAWN BY: E.P.Jr.	DATE: 07/29/2022	2	02/22/2024	ADD ORIENTATION FOR B.O.A. APPLICATION	V.O.
CHECKED BY: R.T.H.	DRAWING NO.: 220747.DWG	1	07/29/2022	APPROVAL PRINTS ISSUED	R.T.H.
JOB NO.: 220747	SHEET 1 OF 1	NO.	DATE	DESCRIPTION	BY



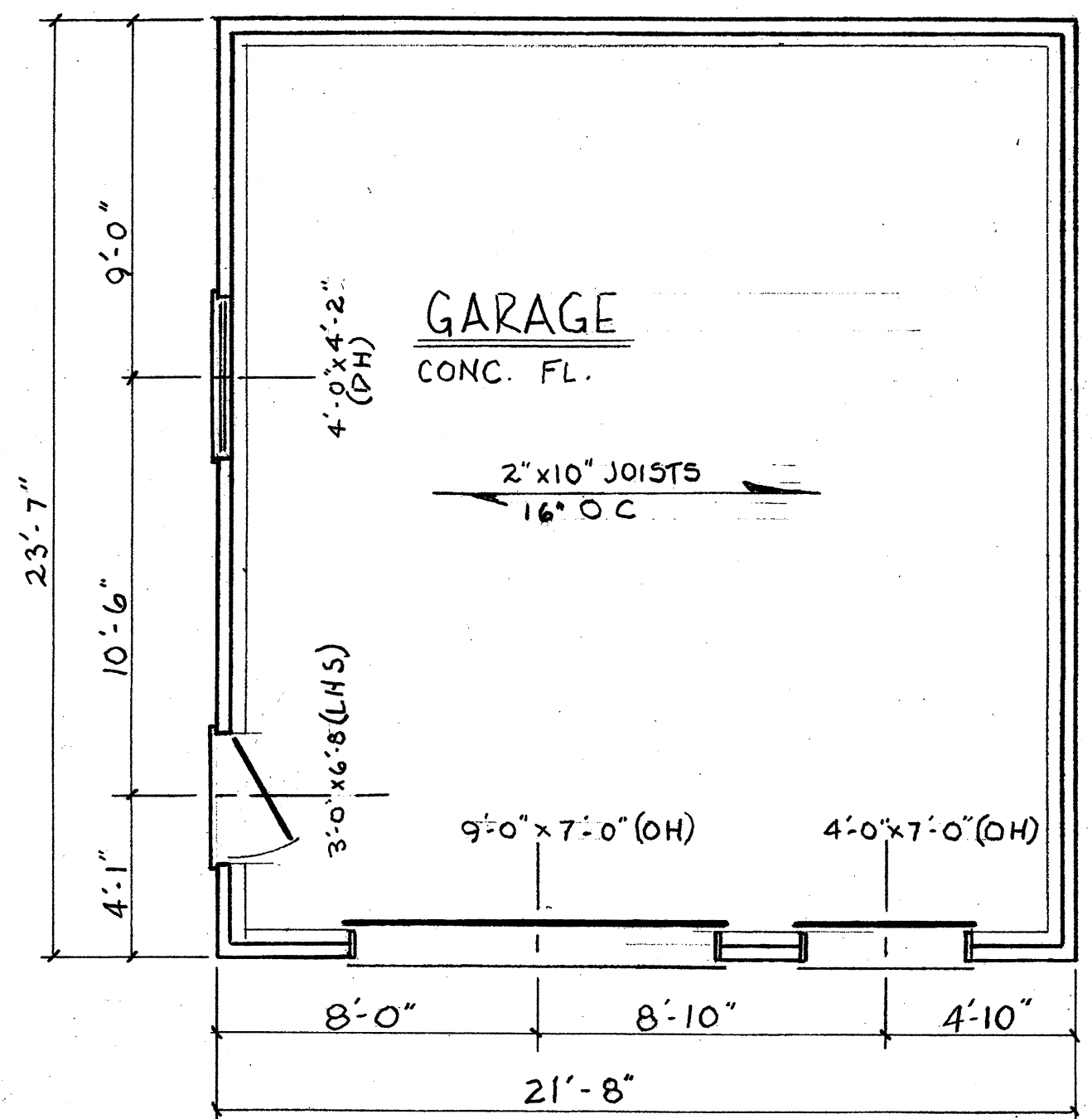
SOUTH ELEVATION
1/4" = 1'-0"



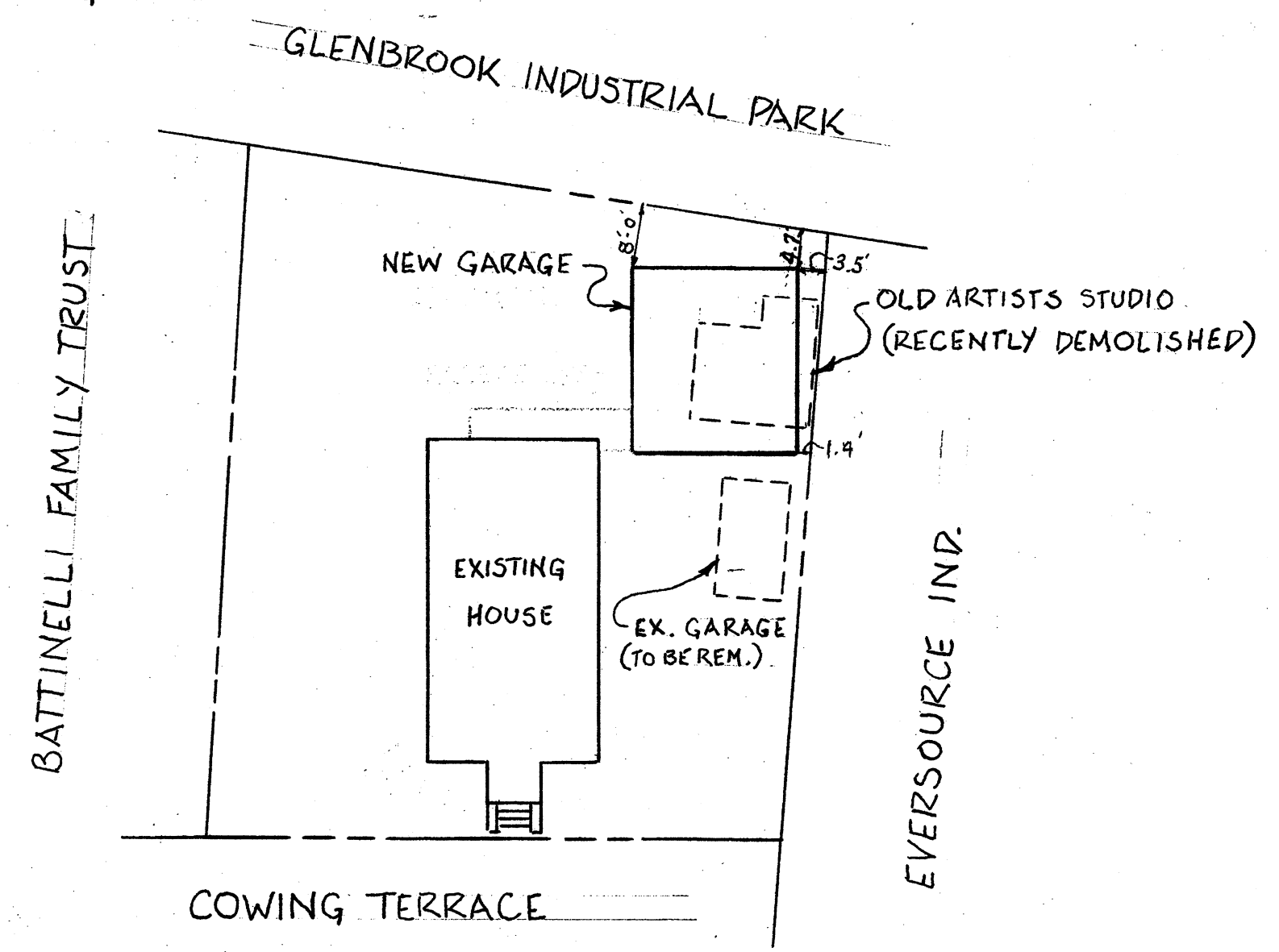
SECTION A-A
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"



FLOOR PLAN
1/4" = 1'-0"



PLOT PLAN
1" = 20'-0"

#015-24

DESIGNS BY MICHAL BATTINELLI		
SCALE: AS NOTED	APPROVED BY:	DRAWN BY MB
DATE: 7/10/2023		REVISED
GARAGE ADDITION-16 COWING TERR		
PLANS & ELEVATIONS		DRAWING NUMBER A-1