

#018-24

Application \_\_\_\_\_

**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

2. **Address of affected premises:**

163 Southfield Avenue	06902
_____	_____
street	zip code

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

Block: 43 Zone: R-6 Sewered Property (X) yes ( ) no

Is the structure 50 years or older (X) yes ( ) No

Corner Lots Only: Intersecting Street: \_\_\_\_\_  
Within 500 feet of another municipality: No (X) Yes ( ) Town of \_\_\_\_\_

3. **Owner of Property:** Amol Dixit

**Address of Owner:** 163 Southfield Avenue, Stamford, CT Zip 06902

**Applicant Name:** Amol Dixit

**Address of Applicant:** 163 Southfield Avenue, Stamford, CT Zip 06902

**Agent Name:** N/A

**Address of Agent:** --- Zip ---

**EMAIL ADDRESS:** amol.r.dixit@gmail.com

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

**Telephone # of Agent** N/A **Telephone # of Owner** 786-381-6313

(CONTACT IS MADE WITH AGENT, IF ONE)

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

Single family house with deck

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

Two-family house with deck

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**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):

Proposing a Change Of Use of an existing single family residence to a two-family residence.

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(1) Requesting a variance of Section 4.B.3.d(1)

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The minimum lot area of a single family dwelling to be 4625 s.f. in lieu of the required 5000 s.f.

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(2) Requesting a variance of Section 12.C.1 Table 12.5

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The minimum distance of surface Parking Areas and Loading Space from any Interior Lot Line to be 3.7' in lieu of the required 5'

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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:

The property's lot size is smaller than is required by the regulations to change the use of the structure to a two family house.

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The width of the lot is smaller than needed to meet the parking regulation for a two family house.

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

The size of the lot cannot be modified to adhere to the regulations, therefore approvals for the variances are the only way to proceed with the proposed change of use.

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

The property is located in a two-family zone and is in keeping with the use and character of the neighborhood.

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**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:

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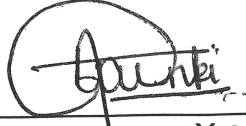
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SIGNATURE REQUIRED FOR ALL APPLICATIONS



Signature of:    ( ) Agent            ( ) Applicant            (X) Owner

Date Filed: 04/23/2024

Zoning Enforcement Officer Comments:

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**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.

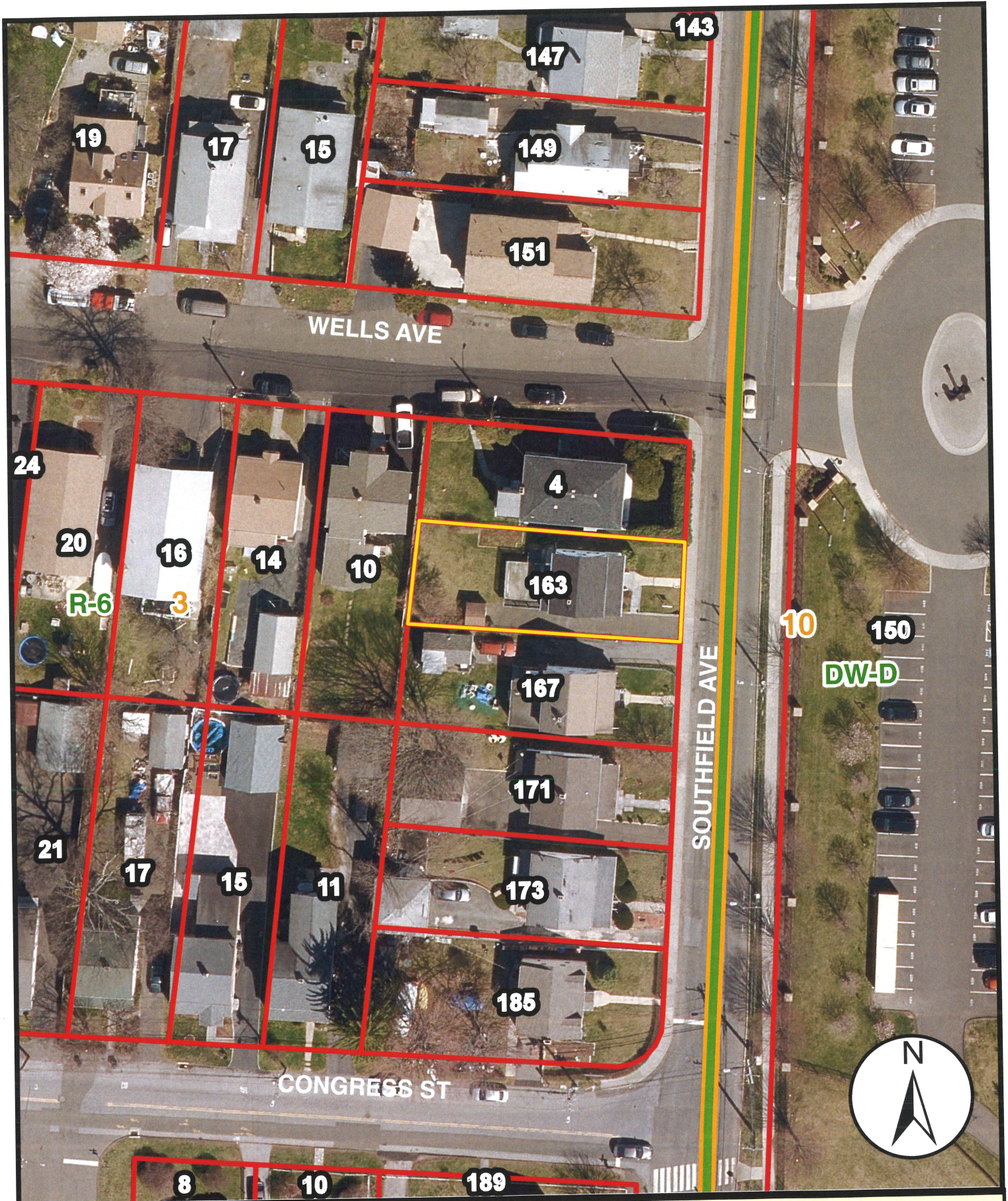
Zoning Enforcement: [Signature] Date: 4/23/2024

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)

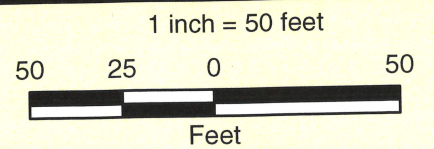
Environmental Protection: \_\_\_\_\_ Date:

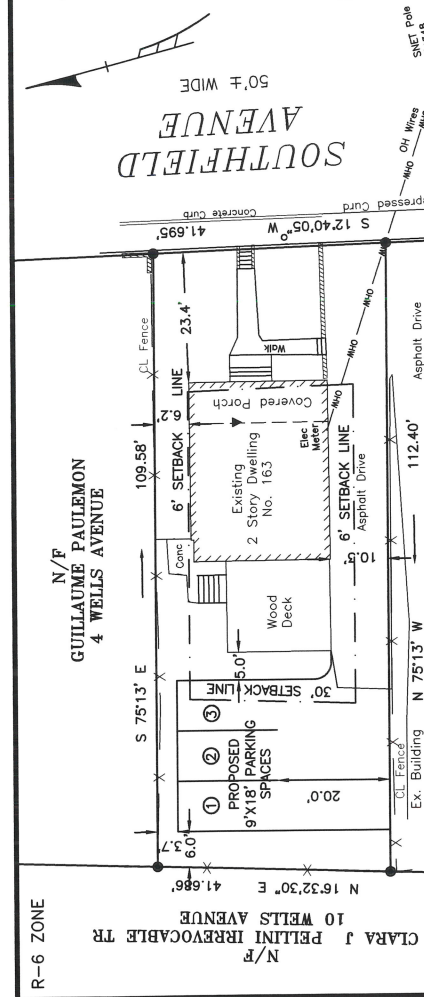
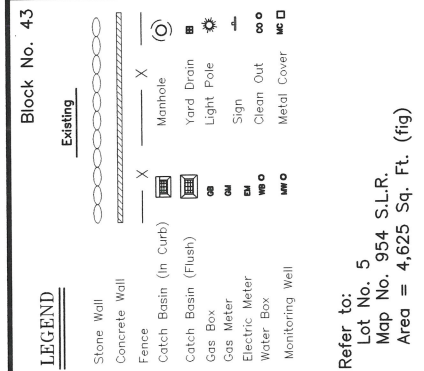
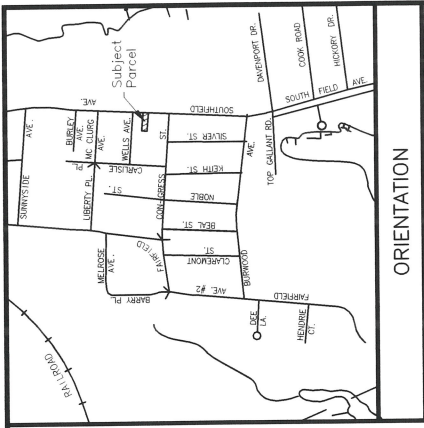
CAM Review by: [ ] ZONING BOARD [ ] ZBA



**ZBA Application #018-24**  
**163 Southfield Avenue**

Date: 5/1/2024





Block No. 43  
 Refer to:  
 Lot No. 5  
 Map No. 954 S.L.R.  
 Area = 4,625 Sq. Ft. (fig)  
 Existing Building, Covered Porch  
 & Shed Covers 23.7% of Lot Area  
 Scale: 1" = 20'

**GENERAL NOTES**

- 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.
- Underground utility, structure and facility locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parole 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.
- Property is Subject to Title Verification, 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. Refer to Vol. 12226 P. 70 S.L.R. & Map No. 954 S.L.R.
- Elevations are based on (NAVD-88 Datum) Subject Property Lies in Zone "X". Areas determined to be Outside or Above the 100 year base flood as Depicted & Defined on FEMA FIRM panel No. 009001C0516G dated 07/08/2013.

To my knowledge and belief this plan is substantially correct as noted hereon.

REVISED APRIL 19, 2024 (PROPOSED PARKING ADDED)  
 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.

BY: *Edward J. Frattaroli*  
 FOR: EDWARD J. FRATTAROLI, INC.  
 Land Surveyors • Consultants • Land Planners  
 STAMFORD, CONNECTICUT MARCH 20, 2024

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

163 SOUTHFIELD AVENUE  
 STAMFORD, CONNECTICUT

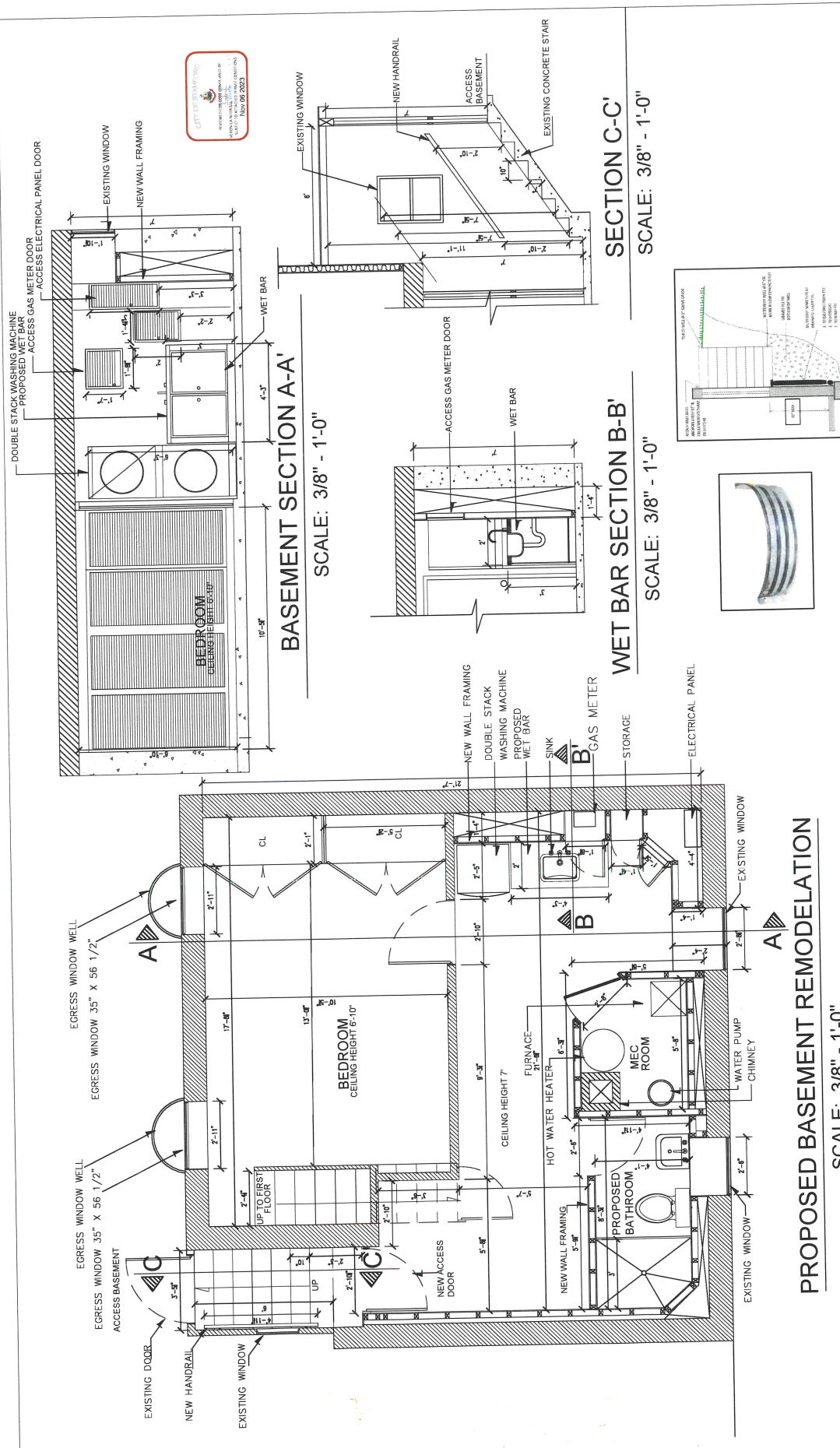
**PLOT PLAN**  
 PREPARED FOR  
 AMOL DIXIT  
 163 SOUTHFIELD AVENUE  
 STAMFORD, CONNECTICUT

R-6 ZONE BUILDING SETBACK REQUIREMENTS  
 Front Street Line Setback..... 25'  
 Center Line Of Street Setback..... 50'  
 Rear Yard Setback..... 30'  
 Side Yard Setback..... 6' W/ Total Of..... 12'  
 Max. Building Coverage..... 25% Of Lot Area

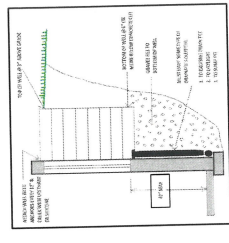
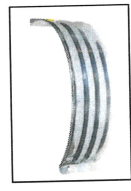
Zoning Information is Subject To The Review And Approval By The Appropriate Governing Authority  
 SIZE AND LOCATION OF PROPOSED DEVELOPMENT PROVIDED BY OTHERS. IT IS SUBJECT TO THE REVIEW AND APPROVAL BY THE APPROPRIATE GOVERNING AUTHORITIES  
 Variance's of Section 12.C.1 Location of Parking Areas and Loading Spaces of the City of Stamford Zoning Regulations may be Required for Proposed parking spaces to be 3.7' from the north boundary line in Lieu of the 5' Min allowed  
 Other Variances may be Required pending the Review and Approval by the appropriate Governing Authorities

14044(03/0)ZB163 SOUTHFIELD AVENUE 418-82

#018-24



Dimensions Product Depth (in.) 37 in  
16 in Product Height (in.) 24 in Product Length (in.) 37 in  
EGRESS WINDOW DETAIL



Amol Dixit  
163 Southfield Avenue, Stamford, Ct.

**A-1**

11/2/2023

**#018-24**