MAYOR CAROLINE SIMMONS

LAND USE BUREAU CHIEF

RALPH BLESSING



ZONING BOARD OF APPEALS

(203) 977-4160

Chair

Joseph Pigott

Board Administrator

Mary Judge

CITY OF STAMFORD, CONNECTICUT

STAMFORD GOVERNMENT CENTER 888 WASHINGTON BOULEVARD P.O. BOX 10152 STAMFORD, CT 06904 - 2152

DATE:

June 4, 2024

TO:

Lindsey Cohen, Planning Board

F.Petise, Transportation

R. Clausi, Environmental Protection Board

S. Kisken, Engineering

FROM:

Zoning Board of Appeals

RE:

Referrals

RECEIVED

JUN

4 2024

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:

#024-24

249 Fairfield Avenue

Please respond by July 5, 2024.

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

PLEASE PRINT ALL INFORMATION IN INK

		*					
	 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 () Motor Vehicle Approval: New Car Dealer () Used Car Dealer () General Repairer () Limited Repairer () 						
	2.	Address of affected premises:					
d'a	1 = -	airfield Avenue	249 Fair-	hald Arp:	06902		
	, 1 C	stree	et et		tip code		
	Pro	operty is located on the	north () south ()	east (X) west() s	de of the street.		
	Blo	ock:Zo	ne: R-5	Sewered Property (X) yes () no		
	Is the structure 50 years or older () yes (X) No Corner Lots Only: Intersecting Street: Within 500 feet of another municipality: No (X) Yes () Town of						
	3.	Owner of Property:	Emran M. Rahim				
		Address of Owner:	21 Bonner Street, Sta	mford Ct	Zip 06902		
F# - "\L"		Applicant Name:	Emran M. Rahim	C LINE & JOHN JAN S LAT SHOTTING, CONTRICTOR THE LINES WEST AND THE THE THE AT INDICATE AND AT INDICATE AND AT	TORY PROGRAMS AND ANY MANAGEMENT AND DAMP. TAKEN AND ANY		
		Address of Applicant	21 Bonner Street, Star	nford Ct	Zip 06902		
		Agent Name: <u>John</u>	Marinelli				
		Address of Agent:	1372 Summer Street,	Suite 201, Stamford C	Zip 06905		
		EMAIL ADDRESS: <u>Jo</u> (Mus	hn@MarinelliArchitect t be provided to receive	s.com comments from letters o	of referral)		
	Te	elephone # of Agent_2	203 962-3883	Telephone # of Own	er 203 554-6941		

(CONTACT IS MADE WITH AGENT, IF ONE)

The existing site is a vac	cant lot own by Mr. Emran M	. Rahim, approximately 4	4,972 s.f.
<u> </u>	-		
	he proposed use and give p		
The proposed developm rear and an open greenv 28.167) feet in height.	nent to build a new two (2) fow and the propose the pr	mily residence with four ed footprint is 37.5 feet v	(4) parking spaces located in t vide x 35.5 feet deep, (2 ½) stor
	h (for verions a requies	to only) See a Zoning
VARIANCES	6 (complete this section	for variance reques	ts only) See a Zoning nis section
E	inforcement Officer for	help in completing t	nis section
Variance	inforcement Officer for	help in completing the help in completing the help in completing the help in completing the help in	nis section pulations is requested
Variance (provide def The existing lot is 4,972	nforcement Officer for e(s) of the following section ail of what is sought per the s.f. and located in an R5 zo located off Young Dixon W	help in completing the control of the Zoning Regard applicable section(s) one, multiple family mediay. A driveway easement	nis section pulations is requested
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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 ownwords:
A. Describe the unusual hardship in being unable to carry out the strict letter of the Zoning Regulations:
The existing lot size is 4,972 s.f. the proposed dwelling falls short by 1,028 s.f. for a legal 2 family lot. By granted us the approval for the interior lot will allow us to provide (2) new parking spaces for the corner lot which currently only has street parking (grandfathered) and provide housing to the City of Stamford.
B. Explain why the variance(s) is/are the minimum necessary to afford relief:
We fall short by 514 per unit due to the interior lot size. As mentioned above, we would like to correct some of the parking issues for the corner lot by developing the interior lot and add open greenway space to the front streetscape.
C. Explain why granting of the variance(s) would not be injurious to the neighborhood. If granted approval, we will help alleviate some of the street parking and beautify an open vacant lot with needed housing and open greenway.
SPECIAL PERMIT (Complete this section only for special exceptions)
SPECIALEXCEPTION 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

auth	Signature		Emran Rahin	M (~)Owner
Date Filed:				
Zoning Enforce	ement Officer	Comments:		
		G ENFORCEMEN ppeals of zoning enforce		on
DECISION OF TH	HE ZONING EN	FORCEMENT OFFICE	ER dated	is appealed because:
;				

DRY



CITY OF STAMFORD ZONING BOARD OF APPEALS

APPLICATION PACKET

Board Members
Joseph Pigott, Chair
John A. Sedlak
Claire Friedlander
Lauren Jacobson

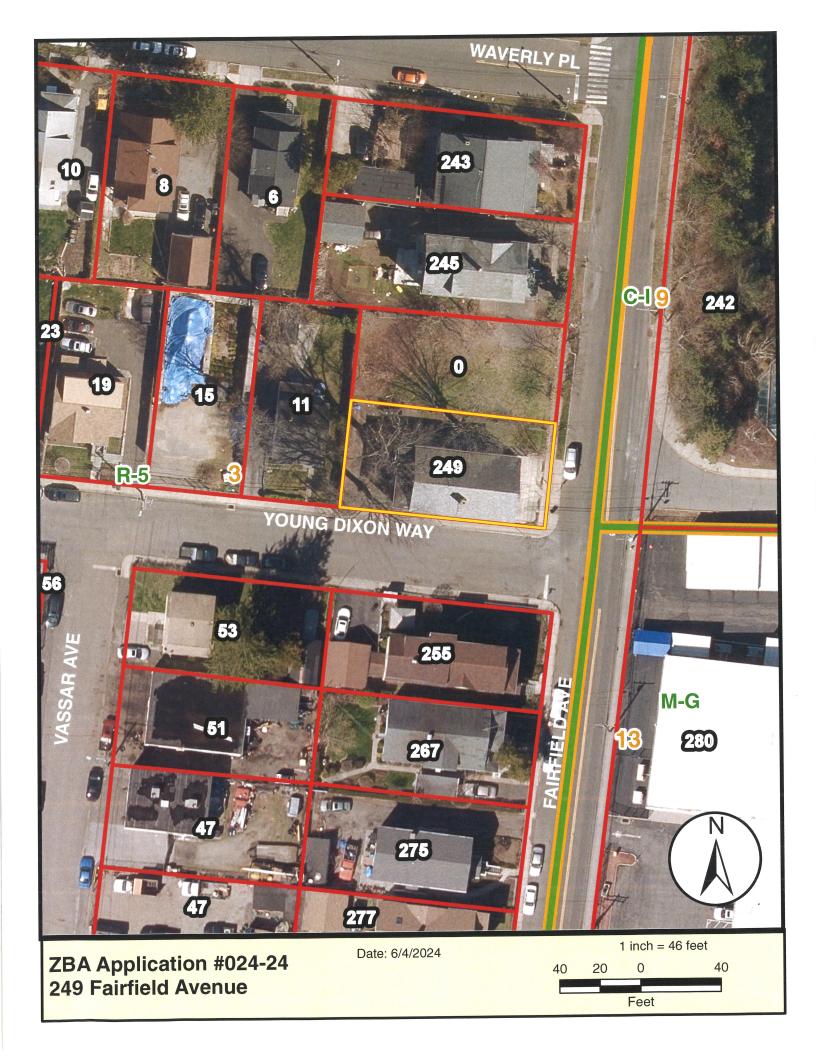
Alternate
Ernest Matarasso
Matthew Tripolitsiotis
Jeremiah Hourihan

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 ONE WEEK PRIOR TO THE APPLICATION DEADLINE.

Zoning Enforcement: Date: 5/2/2024
Is the project situated in the coastal boundary? Yes () No (x)
Is the project exempt from the coastal regulation? Yes () Exemption #No () N/A (<a>\alpha')
Environmental Protection: Date:
CAM Review by: Zoning Board ZBA



12'± x 38'± SHADED AREA Presently in apparent use by the public for pedestrian and vehicle traffic with Sidewalk and roadway curbing is Subject to title verification. FAIRFIELD AVENUE 50' WIDE S 14'35'29" W S 14'06'37" W 50.01' -- 50.00' (Fig.) N/F CL Fence
31 HANRAHAN LLC LOT1 FAIRFIELD \mathbf{ST} **×** SPRICH 20' \$etback Line PROPOSED COVERED ENTRY DIXON OPOSED WINDOW PRESS 10, WIDE **PROPOSED** STORY DWELLING N/F KURSHIDA ALI ET AL 245 FAIRFIELD AVENUE 37'-6" X 35'-6" ORMERLY NO 5' MIN 0 PROPOSED 91x18' PARKING SPACES Setback Line PROPOSED 10 EASEMENT 50.0 FOR EGRESS & INGRESS N 13°18'30" E WILLIE J JACKSON ET AL 11 YOUNG DIXON WAY

Refer To:
N/F 31 HANRAHAN LLC
LOT1 FAIRFIELD AVENUE
Vol. 12886 P 152 S.L.R.
Lot No 1 Map No. 206 S.L.R.
AREA= 4972 SQ FT FIG
PROPOSED 2 STORY DWELLING COVERS 26.7% OF LOT AREA
(EXCLUSIVE OF WINDOW WELLS & COVERED ENTRY)

N/F
EMRAN M RAHIM
249 FAIRFIELD AVENUE
Lot No 2 Map No. 206 S.L.R.
AREA= 4926 SQ FT FIG (Exclusive of 12' x 38' Shaded Area Subject to title Verfications)
Existing Dwelling & Second Story Porch Cover 35.5% of lot area)
(Exclusive of landings & Roof only)

Ŕ

Block No. 51 **LEGEND** Existing SUBJECT **PARCELS** Spot Elevation x 100.0 Contour Storm Drain Sanitary Sewe Gas Main Water Main Electric Stone Wall Concrete Wal Fence Guard Rail 0 Catch Basin (In Curb) Catch Basin (Flush) Irrigation Control Valve 禁 \boxtimes Light Pole **ORIENTATION** Traffic Signal Pole Sign Geoprobe Boring Tree Rock Outcrop Gas Box GB O

Water Box

PLOT PLAN
PREPARED FOR
EMRAN M RAHIM
249 FAIRFIELD AVENUE
& 31 HANRAHAN LLC
LOT1 FAIRFIELD AVENUE
STAMFORD, CONNECTICUT

SCALE IN FEET

NOTES:

- 1. 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 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. Property may have Substructures and/or their encroachments below grade, if any, in addition to those noted and or depicted. 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. Properties Are Subject to Title Verification, utility easements, Rights in Common and/or Private Agreements if any, in addition to those Depicted and or referenced on this Map. Limited Abstract of Title Provided. For 249 Fairfield Ave Refer to Volume 13053 P. 111 S.L.R. Area Presently in apparent us by the public for pedestrian and vehicle traffic with Sidewalk and roadway curbing is subject to title verification. No Street way map Faifield Avenue Found
- 4. SIZÉ AND LOCATION OF PROPOSED DEVELOPMENT PROVIDED BY OTHERS. IT IS SUBJECT TO THE REVIEW AND APPROVAL BY THE APPROPRIATE GOVERNING AUTHORITIES

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.

REVISED MARCH 25, 2024 (PROPOSED DEVELOPMENT)

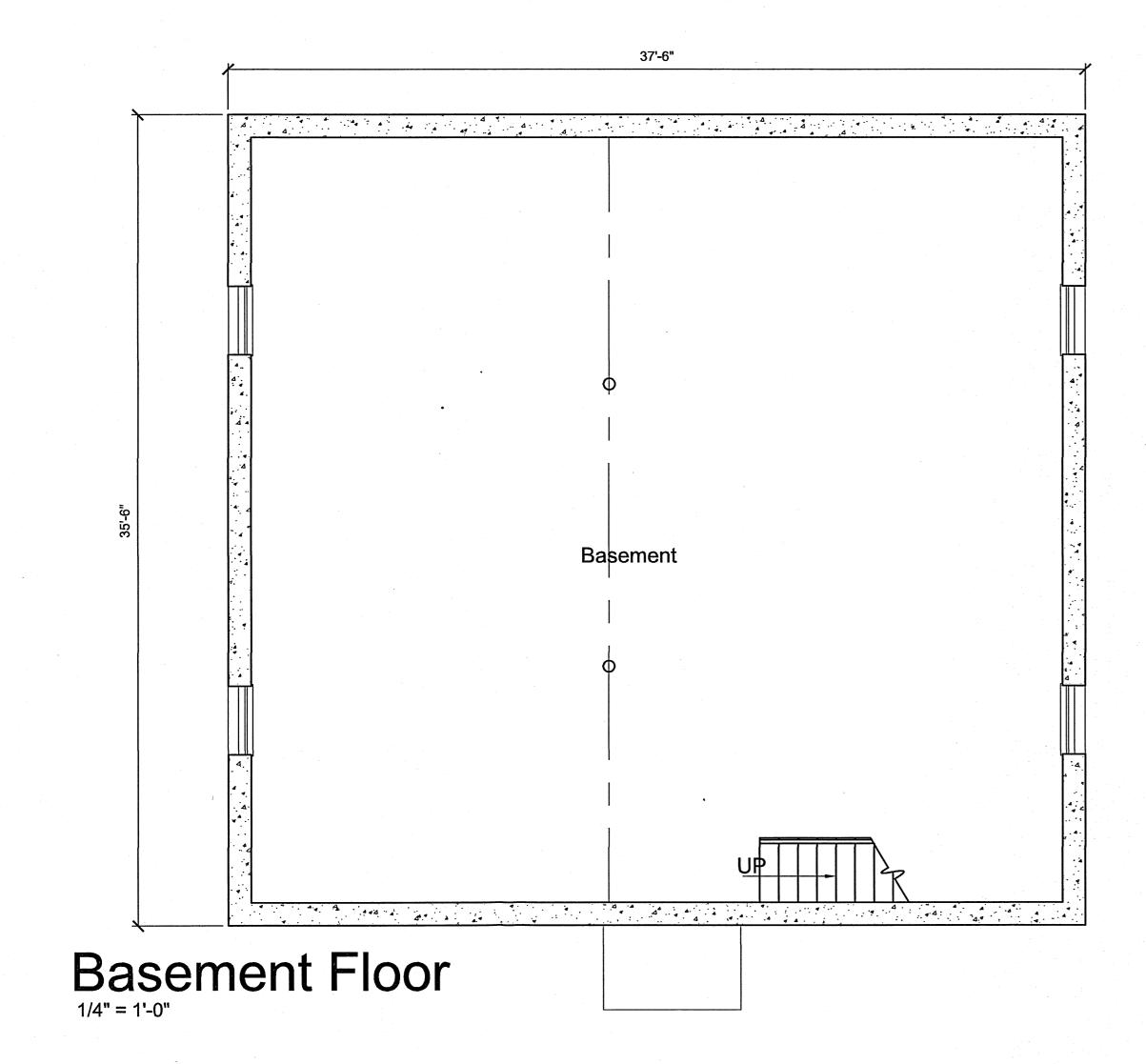
This Document and Copies Thereof are Valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null and void.

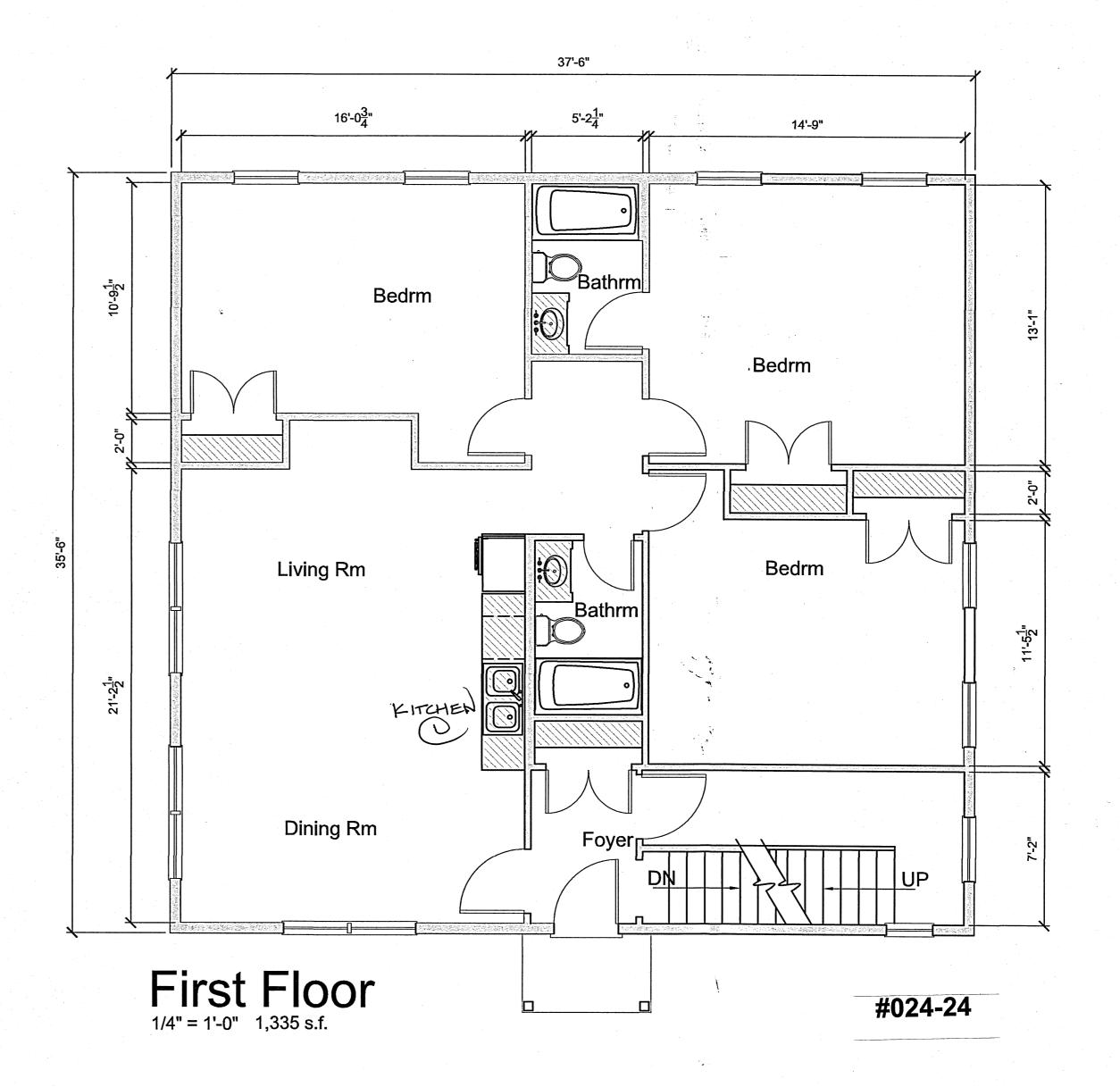
BY: Seul Gratte

FOR: EDWARD J. FRATTAROLI, INC.

Land Surveyors •Consultants• Land Planners

STAMFORD, CONNECTICUT MARCH 21, 2024





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OWNER OR THE BUILDING DEPARTMENT.

Key Plan

Issues / Revisions NO. DATE ISSUE FOR PERMIT/REVISION ISSUE FOR ZONING APPROVALS

Project New (2) Family Residence Fairfield Ave Stamford Ct

Drawing Basement + First Floor Plans

Client Abdul Rahim Fairfield Ave Stamford Ct

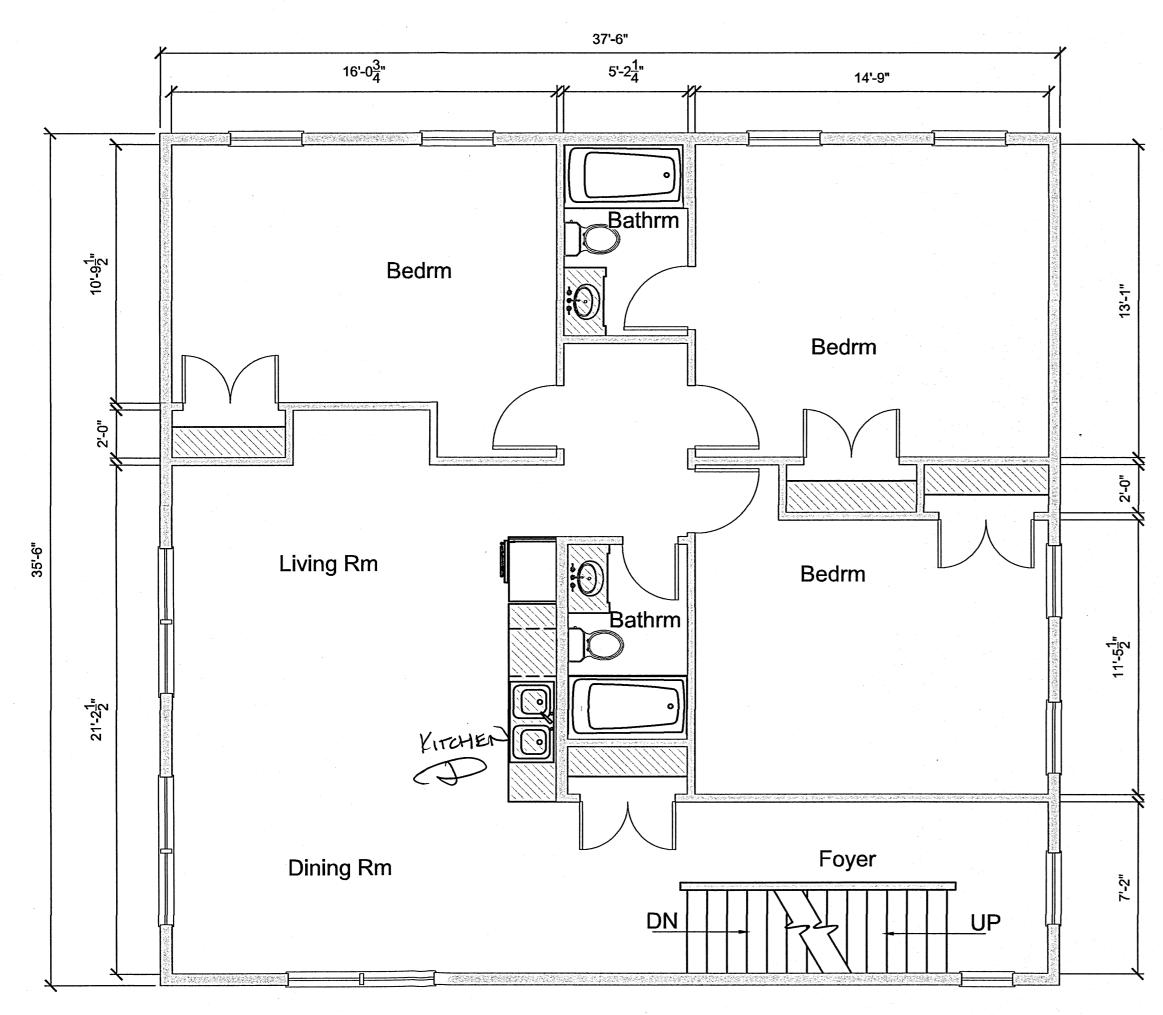
Consultant

Professional Seal

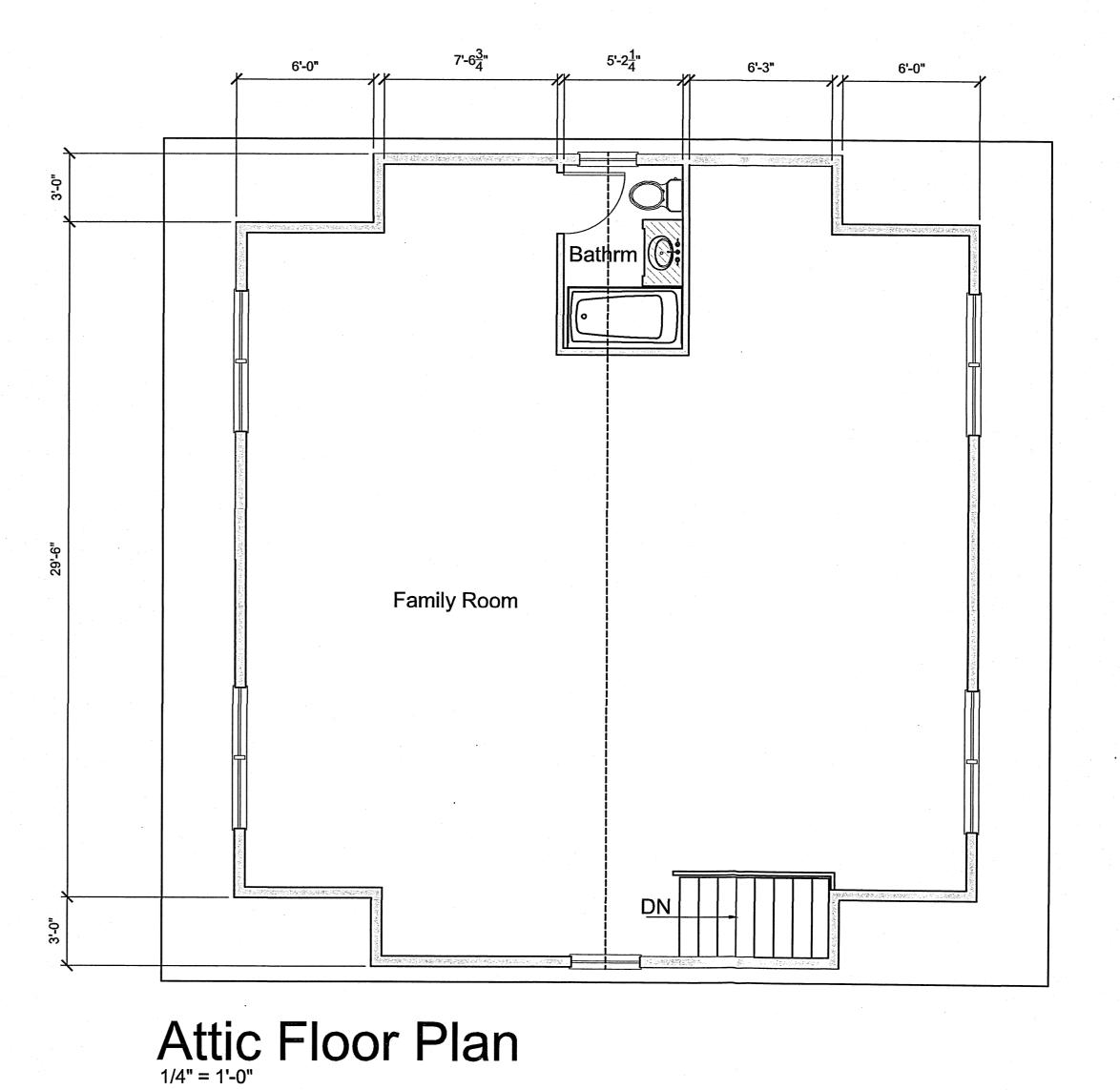




1372 Summer Street Stamford, Connecticut 06905 (203) 329-0521



Second Floor
1/4" = 1'-0" 1,335 s.f.



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Key Plan

Issues / Revisions

NO. DATE ISSUE FOR PERMIT/REVISION ISSUE FOR ZONING APPROVALS 05.02.24

Project New (2) Family Residence Fairfield Ave Stamford Ct

Drawing Second Floor + Attic Plans

Client Abdul Rahim Fairfield Ave Stamford Ct

Consultant

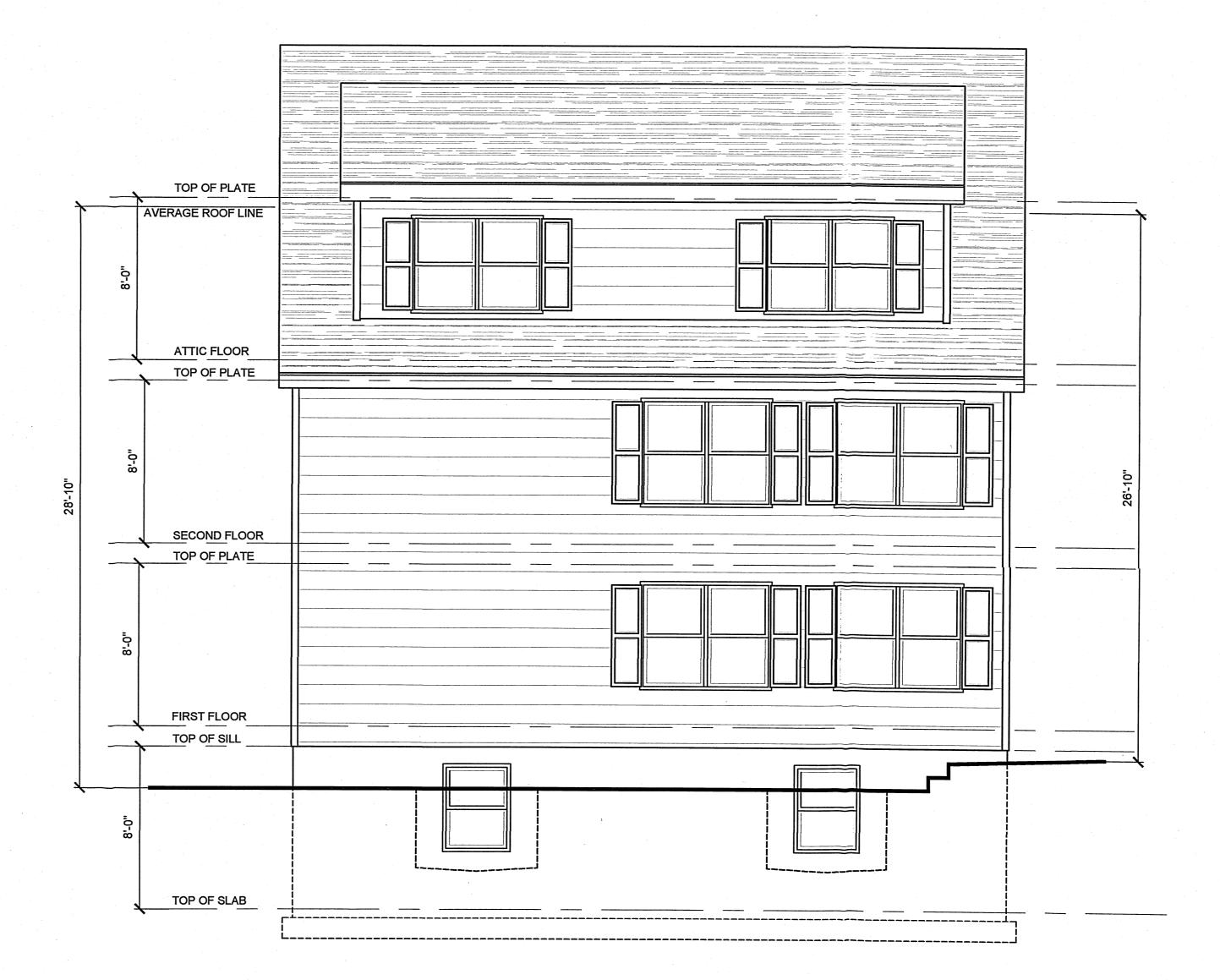
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(203) 329-0521 Email: Johnarch@optonline.net



Front Elevation
1/4" = 1'-0"



Left Side Elevation

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Becures / Dovisions

NO. DATE ISSUE FOR PERMIT/REVISION

05.02.24 ISSUE FOR ZONING APPROVALS
(ZBA)

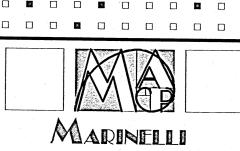
Project
New (2) Family
Residence
Fairfield Ave
Stamford Ct

Front + Right Side Elevations

Abdul Rahim Fairfield Ave Stamford Ct

Consultant

Professional Seal



ARCHITECTS + PLANNERS, LLC

1372 Summer Street

Stamford Connecticut 06005

1372 Summer Street
Stamford, Connecticut 06905
(203) 329-0521
Email: Johnarch@optonline.net

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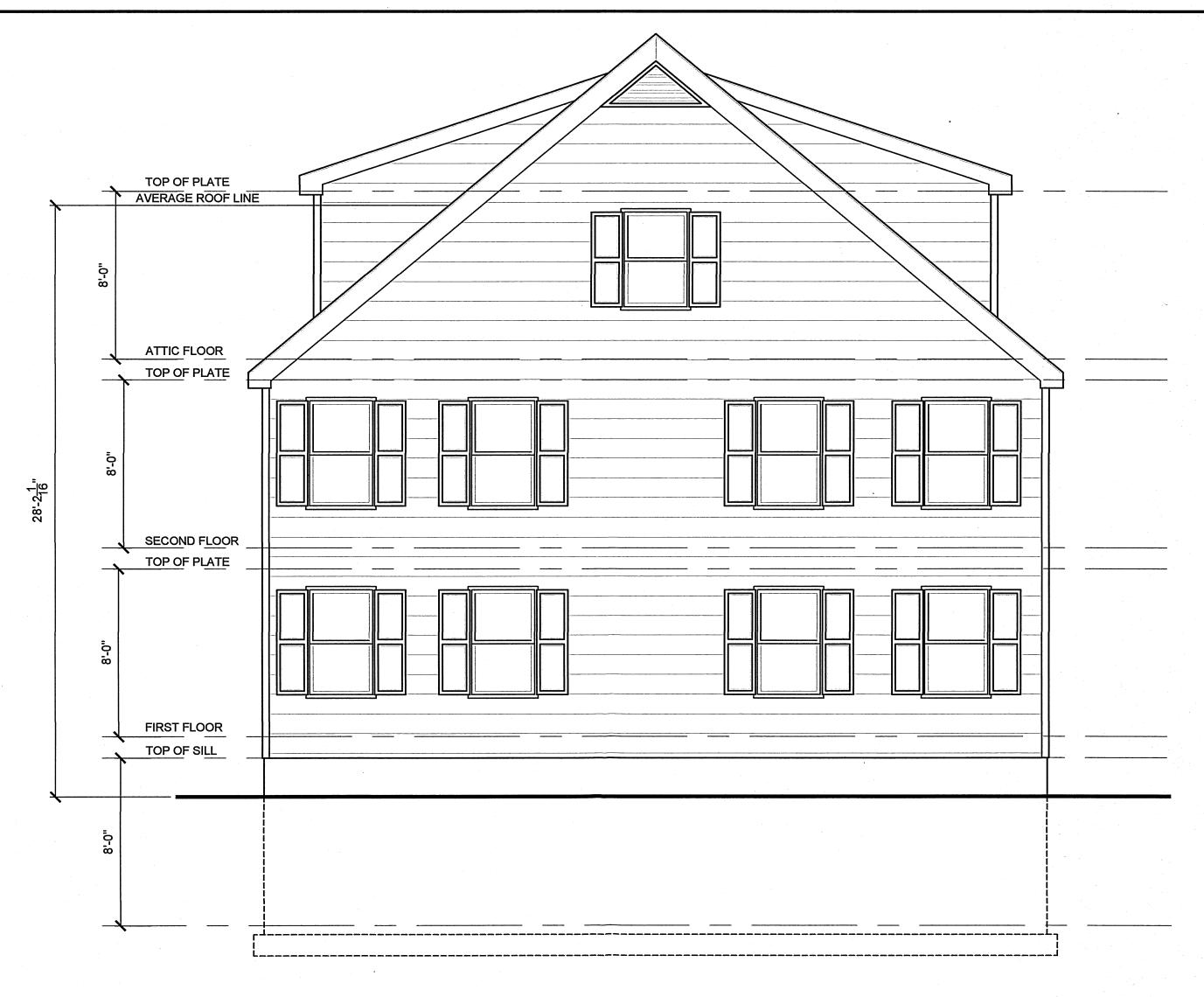
JCM

DATE:

SCALE:

AS NOTED

A501



Rear Elevation



Right Side Elevation

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Key Plan

NO. DATE ISSUE FOR PERMIT/REVISION

05.02.24 ISSUE FOR ZONING APPROVALS
(ZBA)

New (2) Family
Residence
Fairfield Ave
Stamford Ct

Prawing
Rear + Left Side
Elevations

Abdul Rahim
Fairfield Ave
Stamford Ct

Consultant

Professional Seal



1372 Summer Street
Stamford, Connecticut 06905
(203) 329-0521
Email: Johnarch@optonline.net

JCM
PATE:

AS NOTED

DRAWING NUMBER

DRAWING N

