

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

DATE: June 4, 2024
TO: Lindsey Cohen, Planning Board ✓
F. Petise, Transportation
R. Clausi, Environmental Protection Board
S. Kiskan, 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.

**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
- Motor Vehicle Approval:

New Car Dealer Used Car Dealer General Repairer Limited Repairer

2. Address of affected premises:

249 Fairfield Avenue 249 Fairfield Ave. 06907
 street zip code

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

Block: _____ Zone: R-5 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: Emran M. Rahim

Address of Owner: 21 Bonner Street, Stamford Ct Zip 06902

Applicant Name: Emran M. Rahim

Address of Applicant 21 Bonner Street, Stamford Ct Zip 06902

Agent Name: John Marinelli

Address of Agent: 1372 Summer Street, Suite 201, Stamford Ct Zip 06905

EMAIL ADDRESS: John@MarinelliArchitects.com
 (Must be provided to receive comments from letters of referral)

Telephone # of Agent 203 962-3883 Telephone # of Owner 203 554-6941

(CONTACT IS MADE WITH AGENT, IF ONE)

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

The existing site is a vacant lot own by Mr. Emran M. Rahim, approximately 4,972 s.f.

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

The proposed development to build a new two (2) family residence with four (4) parking spaces located in the rear and an open greenway (front yard). The proposed footprint is 37.5 feet wide x 35.5 feet deep, (2 1/2) stories (28.167) feet in height.

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):

The existing lot is 4,972 s.f. and located in an R5 zone, multiple family medium density design. The parking access to the lot will be located off Young Dixon Way. A driveway easement will be provided from the corner lot which Mr. Emran Rahim owns. The lot is adjacent to the vacant lot.

TABLE 2: APPOX "B" MIN SIZE OF LOT 6000 S.F. REQ'D
ASKING FOR 4,972 SF IN LIEU OF 6000 S.F.

DO NOT WRITE ON BACK OF PAGE

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 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)


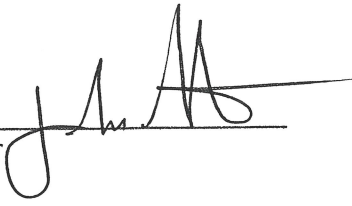
SPECIAL EXCEPTION is requested as authorized by Section(s) _____ of the Zoning Regulations.

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 APPLICATIONS

 ^(AGENT) John Marinelli Emran Rahim 

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:

DO NOT WRITE ON BACK OF PAGE

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.

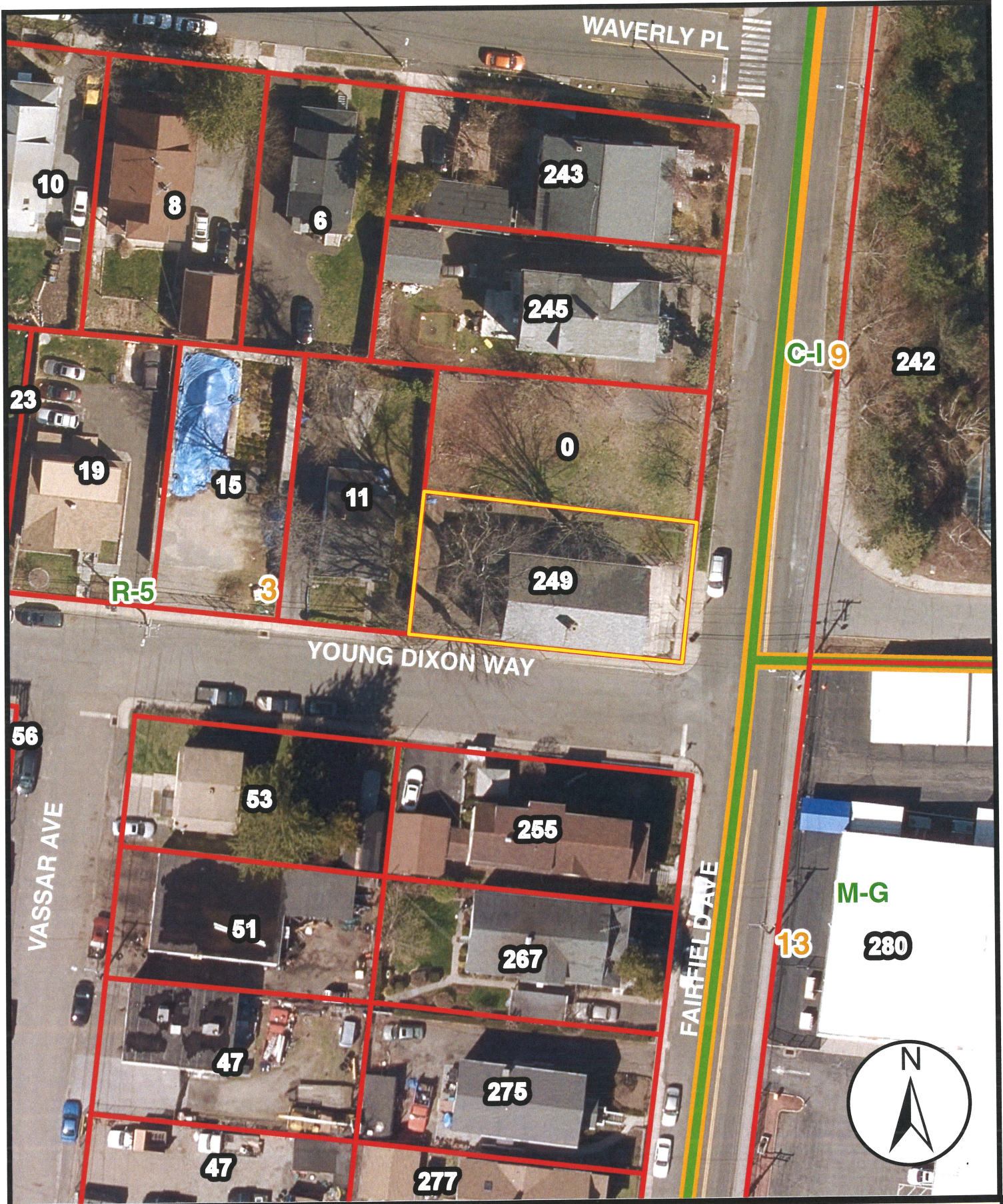
Zoning Enforcement: *Paul Hoge* Date: *6/2/2024*

Is the project situated in the coastal boundary? Yes () No (x)

Is the project exempt from the coastal regulation?
Yes () Exemption # _____ No () N/A (x)

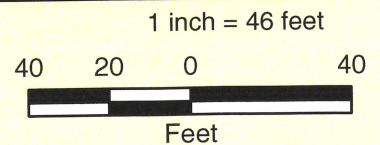
Environmental Protection: _____ Date: _____

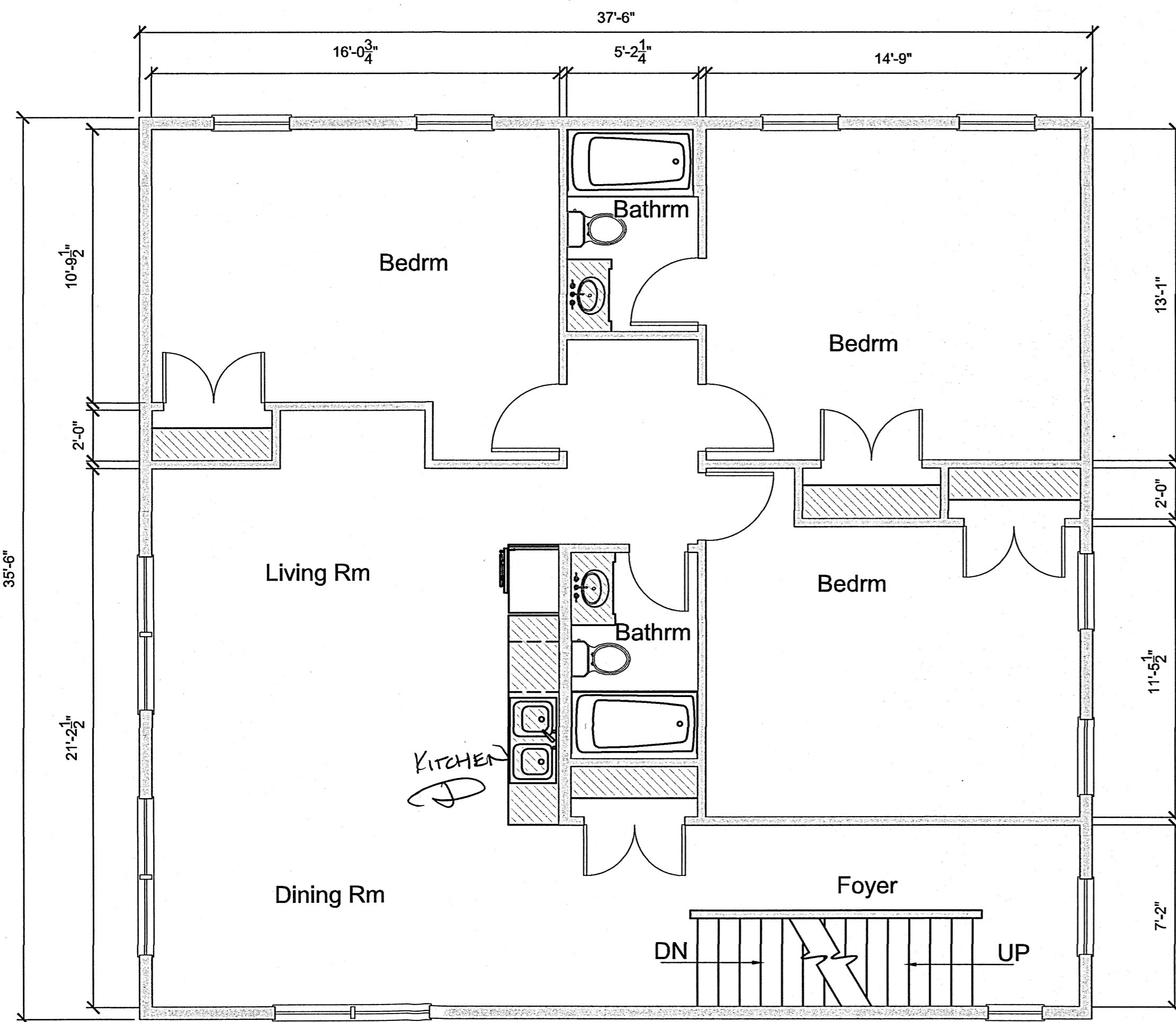
CAM Review by: _____ ZBA



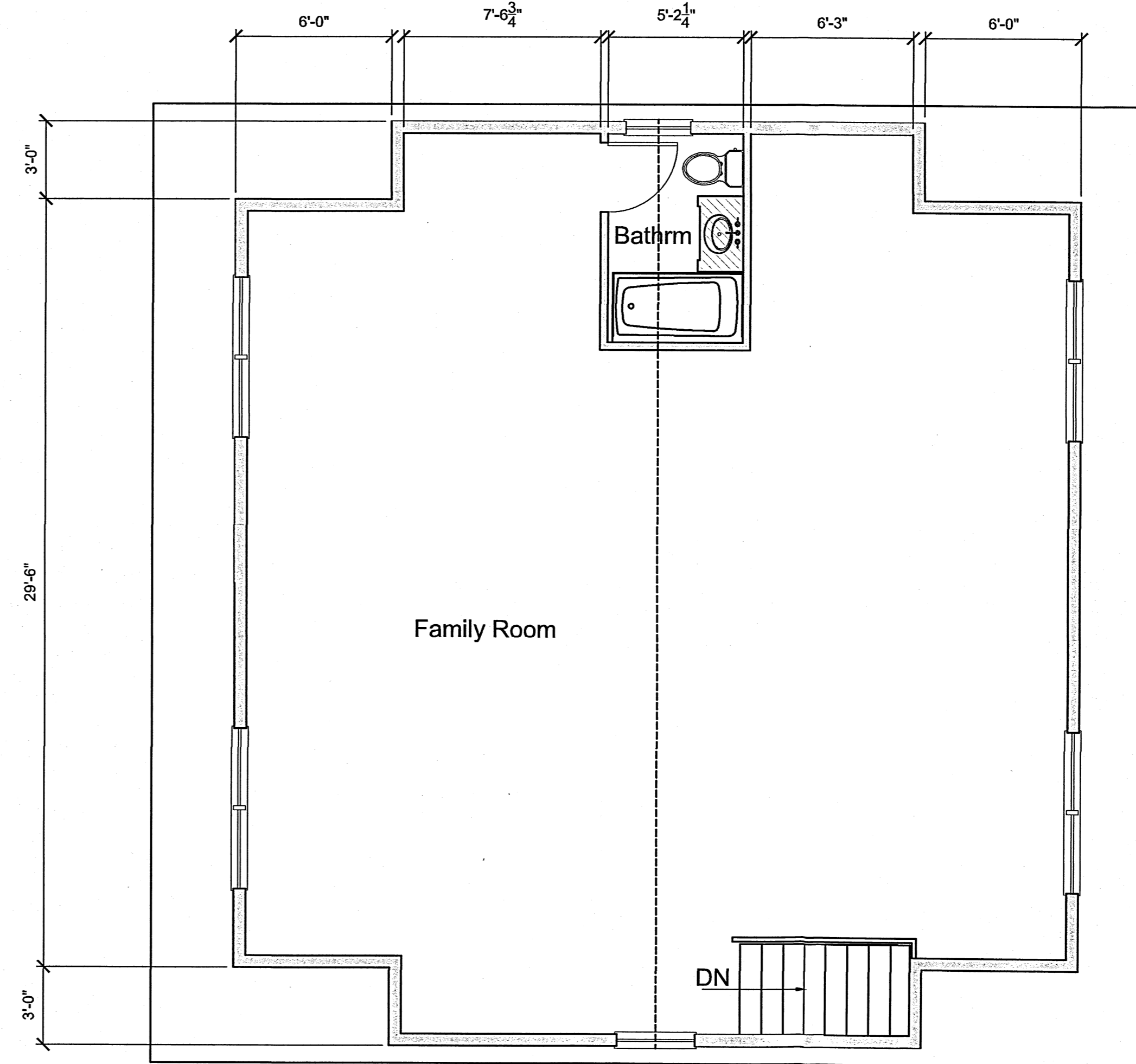
ZBA Application #024-24
249 Fairfield Avenue

Date: 6/4/2024





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



Attic Floor Plan
1/4" = 1'-0"

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Key Plan

Issues / Revisions

NO.	DATE	ISSUE FOR PERMIT/REVISION
05.02.24		ISSUE FOR ZONING APPROVALS (ZDA)

Project

New (2) Family Residence
Fairfield Ave
Stamford Ct

Drawing

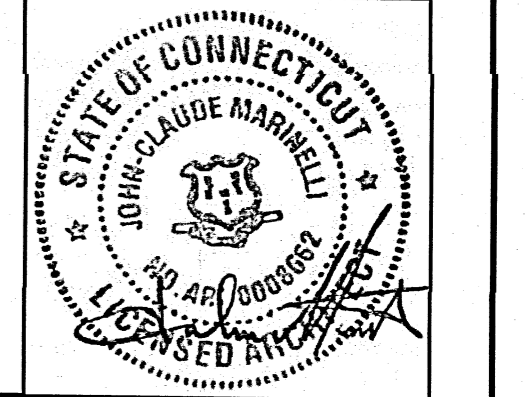
Second Floor + Attic Plans

Client

Abdul Rahim
Fairfield Ave
Stamford Ct

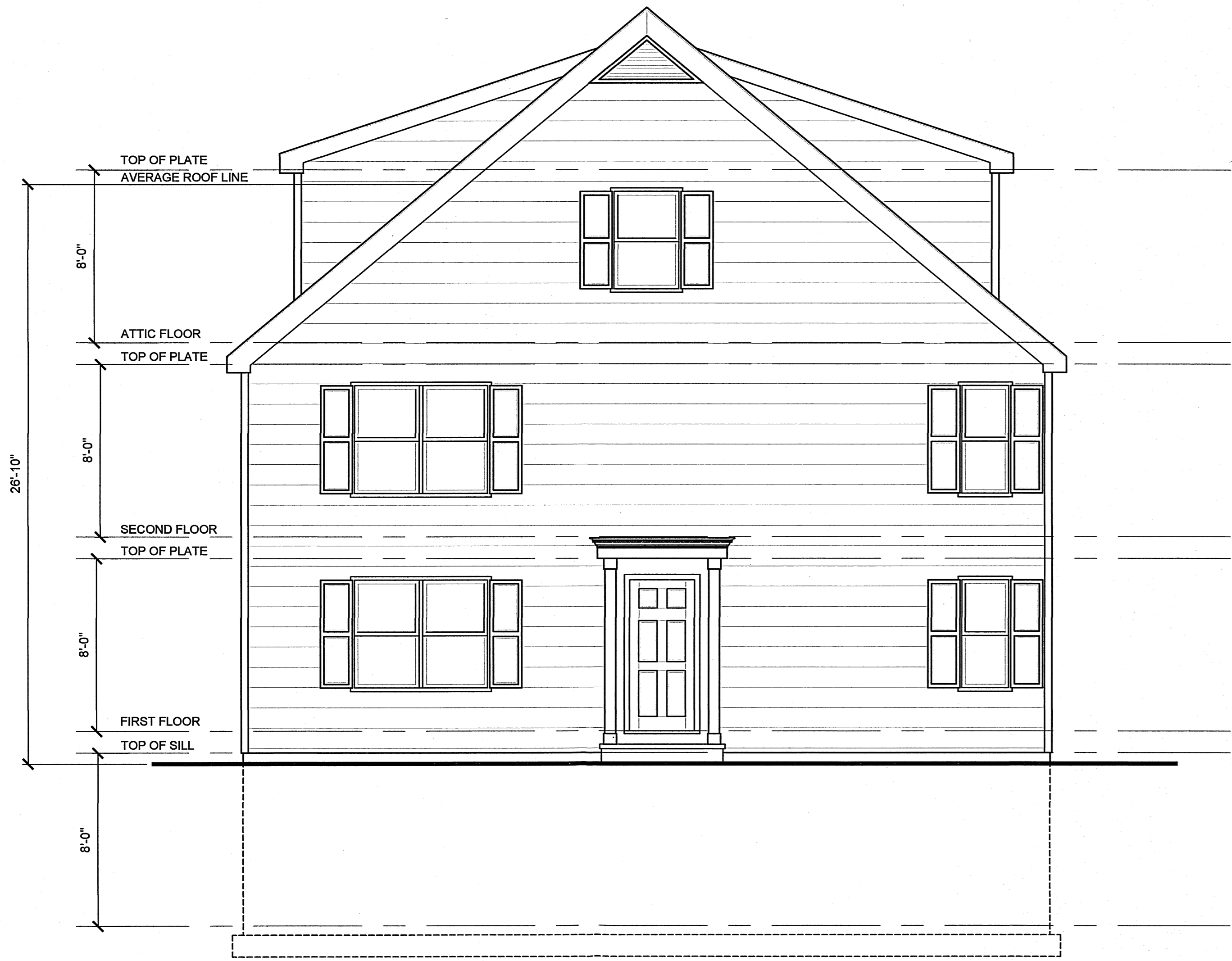
Consultant

Professional Seal

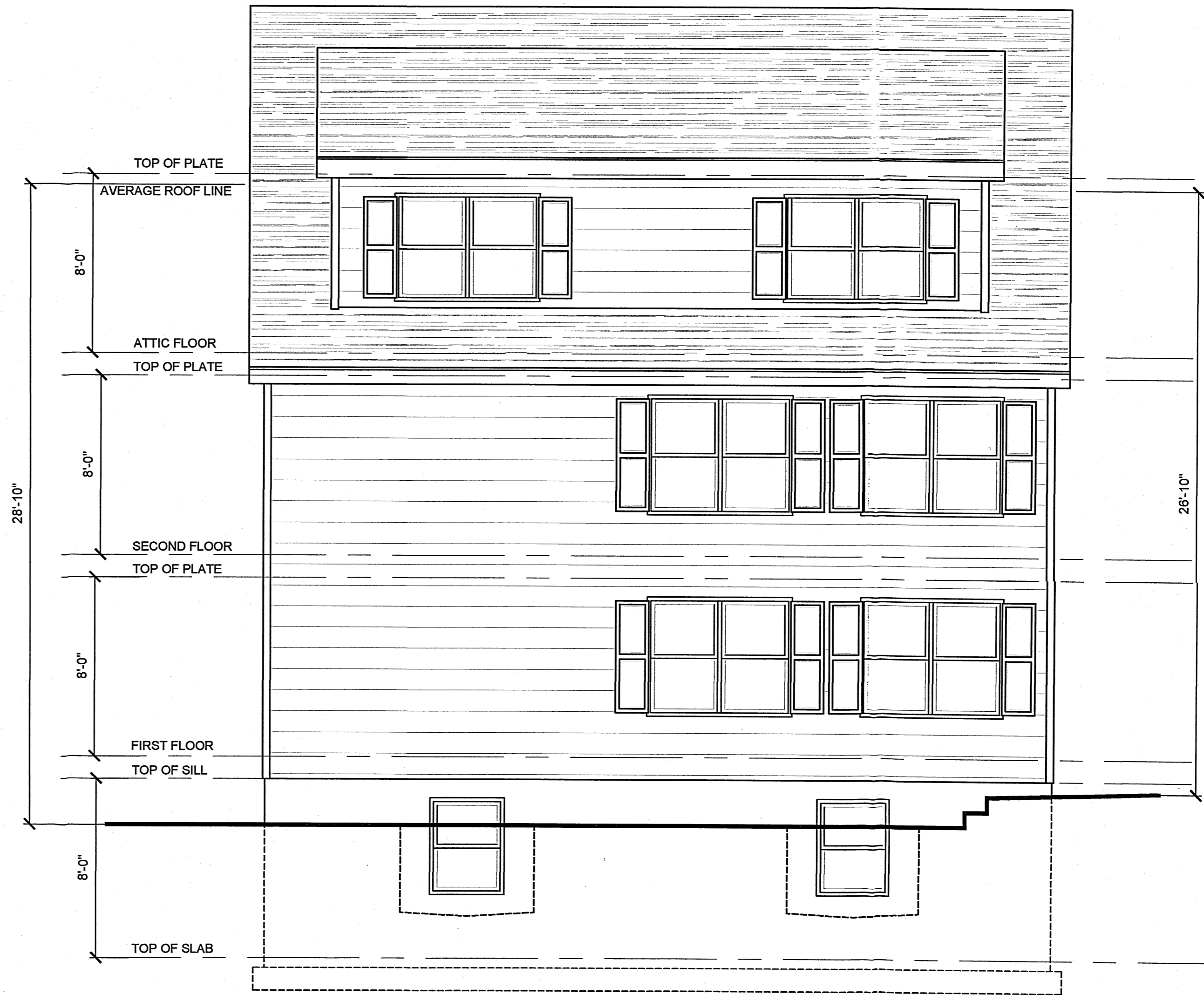


MARINELLI
ARCHITECTS + PLANNERS, LLC
1372 Summer Street
Stamford, Connecticut 06905
(203) 329-0921
Email: Johnmar@cpdonline.net
www.marinelliarchitects-planners.com

DESIGNED BY: JCM	DRAWING NUMBER: A102
DATE:	
SCALE: AS NOTED	



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



Left Side Elevation
1/4" = 1'-0"

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Key Plan

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	05.02.24	ISSUE FOR ZONING APPROVALS (Z24)

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New (2) Family Residence
Fairfield Ave
Stamford Ct

Drawing

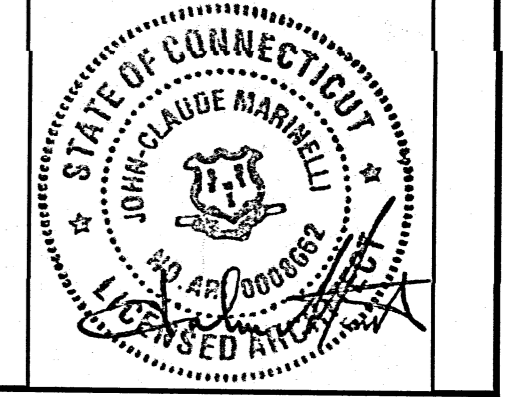
Front + Right Side Elevations

Client

Abdul Rahim
Fairfield Ave
Stamford Ct

Consultant

Professional Seal



MARINELLI
ARCHITECTS + PLANNERS, LLC
1372 Summer Street
Stamford, Connecticut 06905
(203) 329-0321
Email: Johnarch@optonline.net
WWW.MARINELLIARCHITECTS-PLANNERS.LLC.COM

DESIGNED BY: JCM	DRAWING NUMBER: A501
DATE:	
SCALE: AS NOTED	



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



Right Side Elevation
1/4" = 1'-0"

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Key Plan

Issues / Revisions

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1	05.02.24	ISSUE FOR ZONING APPROVALS (ZBA)

Project

New (2) Family Residence
Fairfield Ave
Stamford Ct

Drawing

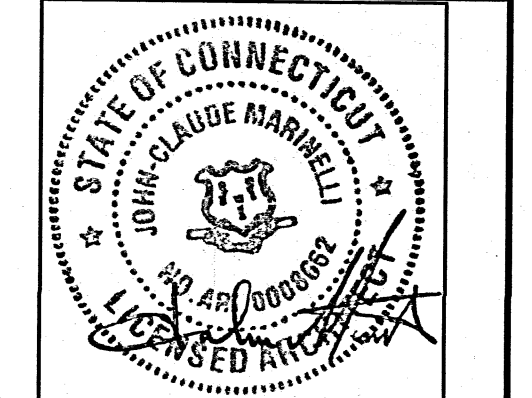
Rear + Left Side Elevations

Client

Abdul Rahim
Fairfield Ave
Stamford Ct

Consultant

Professional Seal



MARINELLI ARCHITECTS + PLANNERS, LLC
1322 Summer Street
Stamford, Connecticut 06905
(203) 329-0321
Email: Jchnarch@cotonline.net
WWW.MARINELLIARCHITECTS-PLANNERSLLC.COM

EDRAWN BY: JCM	EDRAWING NUMBER: A502
DATE:	
SCALE: AS NOTED	