

2/15/11
Cora Stull

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
- Motor Vehicle Approval:**

New Car Dealer () Used Car Dealer () General Repairer () Limited Repairer () Gasoline Station ()

2. Address of affected premises:

121 DOWNS AVE (AKA 123 DOWNS AVE) 06902
street zip code

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

Block: 25 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 Yes () Town of _____

3.

Owner of Property: DEAN A SMITH

Address of Owner: 123 DOWNS AVE (AKA 121 DOWNS AVE) Zip 06902

Applicant Name: DEAN A SMITH

Address of Applicant 123 DOWNS AVE (AKA 121 DOWNS AVE) Zip 06902

Agent Name: DEAN A SMITH

Address of Agent: 123 DOWNS AVE (AKA 121 DOWNS AVE) Zip 06902

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

Telephone # of Agent _____ Telephone # of Owner 203 820 8033

(CONTACT IS MADE WITH AGENT, IF ONE)

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

EXISTING SINGLE FAMILY PATIO WITH OPEN
CONCRETE PATIO ON REAR

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

ADD 9'-11" X 16'-0" ROOF OVER EXISTING CONCRETE
PATIO ON REAR OF EXISTING DWELLING

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):

A VARIANCE OF TABLE III, APPENDIX "B" IS
REQUESTED FOR A PROPOSED ROOF TO BE CONSTRUCTED
OVER AN EXISTING CONCRETE PATIO.
21.4' REAR YARD SETBACK IS REQUESTED IN LIEU OF
THE 30' MINIMUM REAR YARD ALLOWED

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:

DUE TO THE IRREGULAR LOT CONFIGURATION OF THE SUBJECT PROPERTY AND THE
FRAGMENT OF THE EXISTING HOUSE PATIO, WE ARE UNABLE TO CONSTRUCT THE ROOF
OVER THE EXISTING PATIO WITHOUT RELIEF OF THE PRESENT SETBACK REGULATIONS

DO NOT WRITE ON BACK OF PAGE

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

THE PROPOSED ROOF IS OVER AN EXISTING CONCRETE PATIO

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

THE PROPOSED ROOF IS ON THE REAR OF THE EXISTING DWELLING

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

David A. Smith

Signature of : Agent Applicant Owner

Date Filed: 2/17/21

DO NOT WRITE ON BACK OF PAGE

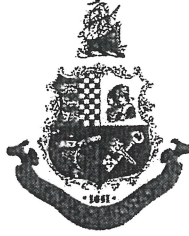
Zoning Enforcement Officer Comments:

DECISION OF THE ZONING ENFORMENT 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



26

CITY OF STAMFORD
ZONING BOARD OF APPEALS

APPLICATION PACKET

Board Members
Claire D. Friedlander, Chair
John A. Sedlak
Mary Savage
Nino Antonelli
Joseph Pigott

Alternate
Ernest Matarasso
Matthew Tripolitsiotis
Lauren Jacobson

Land Use Administrative Assistant
Mary Judge

ALL APPLICATIONS MUST BE APPROVED AND REVIEWED BY THE
ZONING ENFORCEMENT AT LEAST ONE WEEK PRIOR TO THE
SUBMITTAL DATE

Zoning Enforcement: [Signature] Date: 2/24/2021

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: [Signature] Date: 3/1/21

CAM Review by: Zoning Board ZBA

CPM2
DWF / BD / ME



ZBA Application #006-21
121 Downs Avenue

Date: 3/8/2021

1 inch = 67 feet

