

Coastal

Application # - #012-21

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 mjjudge@stamfordct.gov

PLEASE PRINT ALL INFORMATION IN INK

1. I/we hereby apply to the Zoning Board of Appeals for:

- Variance(s)
- Special Exception
- 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:

116 Remington Street 06902  
street zip code

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

Block: 96 Zone: RM-F 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: Dariusz Laskiewski

Address of Owner: 116 Remington Street Zip 06902

Applicant Name: Anthony Strazza

Address of Applicant 30 Commerce Rd Zip 06902

Agent Name: Anthony Strazza

Address of Agent: 30 Commerce Rd Zip 06902

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

Telephone # of Agent 203 249-6234 Telephone # of Owner \_\_\_\_\_

(CONTACT IS MADE WITH AGENT, IF ONE)

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

2 Story - 2 family dwelling

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

3 1/2 story - 2 family 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):

Variance of Table IV - Appendix B 2. Section 10

to allow a 1 1/2 story addition to an existing two story dwelling that is non-conforming as to side and front yard setbacks. This variance is to allow an expansion of a non conforming two story dwelling and allow 1 1/2 story addition to be located 8' from the street lot line in lieu of 15' and right side yard setback of 4.3 in lieu of the required 10' (8'-0") req.

*[Handwritten scribbles]*

Total  
Scale  
OF  
YARD  
OF  
17'-3"  
OF  
18' 0"

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:

Authorized Signature: *[Signature]* Date: 3/21/21

An existing nonconforming 2 family dwelling that is situated close to front side lot lines

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CAN ONLY BE A TWO FAMILY DWELLING

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

We are not expanding the footprint so this is the MINIMUM needed for relief

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

This is a multi family zone and the dwelling is in harmony with the surrounding properties

**SPECIAL EXCEPTION**

(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**



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

Date Filed: \_\_\_\_\_

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Zoning Enforcement Officer Comments:

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**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:

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**CITY OF STAMFORD  
ZONING BOARD OF APPEALS**

**APPLICATION PACKET**

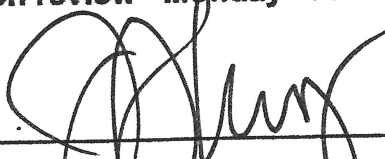
Board Members  
**Claire D. Friedlander, Chair**  
**John A. Sedlak**  
**Mary Savage**  
**Nino Antonelli**  
**Joseph R. Pigott**

Alternate  
**Ernest Matarasso**  
**Matthew Tripolitsiotis**

Land Use Administrative Assistant  
**Mary Judge**

**ALL APPLICATIONS MUST BE REVIEWED BY  
ZONING ENFORCEMENT  
PRIOR TO ZBA SUBMITTAL**

Application review Monday - Friday 8:00AM - 12:00 noon

Zoning Enforcement:  Date: 3/31/21

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

#012-21

APPLICATION FOR COASTAL SITE PLAN REVIEW

(Please print or type)

PROJECT LOCATION: 16 Remington Street

PROPERTY OWNER: Dariusz Lesiewicz

APPLICANT NAME: Anthony Strazza

ADDRESS: 30 Commerce Rd, Stamford, CT 06902

PHONE: (203) 249-6234

CONTACT FOR QUESTIONS: Anthony Strazza

ACREAGE OF PROJECT PARCEL: 5.244

SQUARE FEET OF PROPOSED BUILDING: 1,350

ZONING DISTRICT OF PROJECT PARCEL: RMK

PROJECT DESCRIPTION: Construct 1 1/2 story Addition above  
an existing 2-Story dwelling (No change in footprint)

Coastal resources on which the project is located  
or which will be affected by the project:  
(See "Index of Policies" Planning Report 30)

Coastal policies affected by the project:  
(See "Index of Policies" Planning Report 30)

- a. bluffs or escarpments
- b. rocky shorefront
- c. beaches and dunes
- d. intertidal flats
- e. tidal wetlands
- f. freshwater wetlands
- g. estuarine embayments
- h. coastal flood hazard areas
- i. Coastal erosion hazard area
- j. developed shorefront
- k. islands
- l. coastal waters
- m. shorelands
- n. shellfish concentration areas
- o. general resource
- p. air resources

- a. water dependent uses
- b. ports and harbors
- c. coastal structures & filing
- d. dredging & navigation
- e. boating
- f. fisheries
- g. coastal recreation access
- h. sewer & water lines
- i. energy facilities
- j. fuel, chemicals & hazardous materials
- k. transportation
- l. solid waste
- m. dams, dikes & reservoirs
- n. shellfish concentration
- o. general development
- p. open space

If the project is adjacent to coastal waters, is the project water dependent? (See C.G.S. sec. 22a-93)  
 Yes  No  Not Applicable

If yes, in what manner?  
 Docks, piers, etc.  General public access  
 Industrial process or cooling waters Other, please specify: \_\_\_\_\_

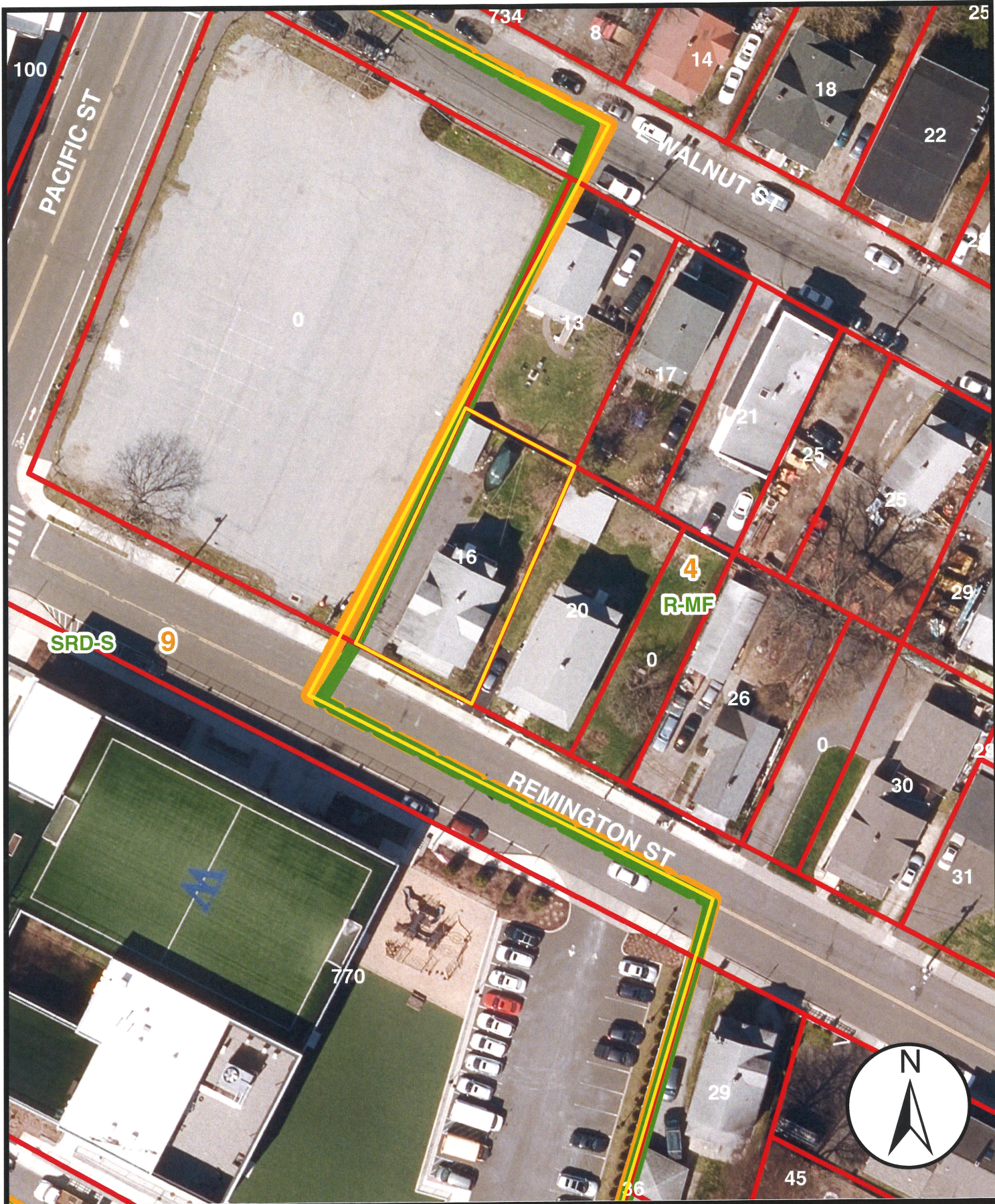
What possible adverse or beneficial impacts may occur as a result of the project?  
(Attach additional sheet if necessary)

There will be no adverse impact

How is the proposal consistent with all applicable goals and policies of the CAM Act? This is an existing  
2-family dwelling - no change in use or footprint only raising  
height

What measures are being taken to mitigate adverse impacts and eliminate inconsistencies with the CAM Act?  
(Attach additional sheet if necessary) They will protect measures with tracking pad  
and silt fencing

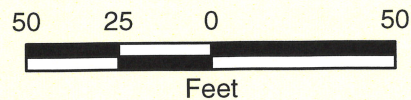
Applicant Signature: [Signature]



**ZBA Application #012-21**  
**16 Remington Street**

Date: 4/19/2021

1 inch = 50 feet



#012-21





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