

CITY OF STAMFORD
ZONING BOARD OF APPEALS

Stamford Government Center
888 Washington Blvd.
P.O. Box 10152
Stamford, CT 06904-2152

Application # 021-21

*Coastal
Exempt*

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:

28 Kenilworth Drive West
street

06902
zip code

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

Block: 150 Zone: R-10 Sewered Property yes () no

Is the structure 50 years or older yes () No

Corner Lots Only: Intersecting Street: Kinilworth Drive W and Allison Road

Within 500 feet of another municipality: No Yes () Town of _____

3.

Owner of Property: BANKS COLEEN A ET AL & CHRISTOPHER W SUR CL

Address of Owner: 28 KENILWORTH DRIVE WEST Zip 06902

Applicant Name: Christopher & Coleen Banks

Address of Applicant 28 KENILWORTH DRIVE WEST Zip 06902

Agent Name: Redniss and Mead

Address of Agent: 22 First Street Zip 06905

EMAIL ADDRESS: ray.mazzeo@rednissmead.com
(Must be provided to receive comments from letters of referral)

Telephone # of Agent 203-327-0500 Telephone # of Owner _____

(CONTACT IS MADE WITH AGENT, IF ONE)

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

Single-family home

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

The site will remain a single-family home. The applicant is proposing to construct a 6' X 26' (156 SF) Patio with Pergola above

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 4.B.2.d.(2). (e) and Table III Appendix B front yard setback 21' in lieu of 40' for the proposed Patio with Pergola above

Variance of Table III Appendix B Front Street Center Setback 46' in lieu of 65' for the proposed Patio with Pergola above

Variance of Article II Definitions Accessory Structure to allow for the proposed Patio with Pergola above within the front yard.

ZONING ENFORCEMENT APPROVAL
For Submission To Zoning Board Of Appeals

Sheet 1 of 1
Authorized Signature [Signature] Date 5/19/21

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 non-conforming home is on a corner lot with two front yards. The positioning of the current structure makes it difficult to construct a patio with Pergola to the home without requiring a variance. The variances being sought are the minimum necessary to provide the applicant reasonable use of their property and improve their current living conditions.

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

Granting the variance will enable the proposed improvements to the existing single-family home and allow the current owner the appropriate ability to improve their property.

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

There is no anticipated adverse impacts to the neighborhood. The single-family home will remain a single-family home and is in harmony with with surrounding residential neighborhood.

SPECIAL PERMIT

(Complete this section **only** for special exceptions)

SPECIAL EXCEPTION is requested as authorized by Section(s) n/a 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.

n/a

SIGNATURE REQUIRED FOR ALL APPLICATONS



Signature of : Agent Applicant Owner

Date Filed: _____

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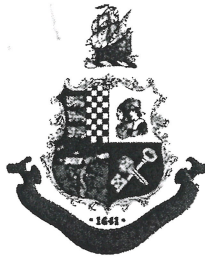
Zoning Enforcement Officer Comments:

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:

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**CITY OF STAMFORD
ZONING BOARD OF APPEALS**

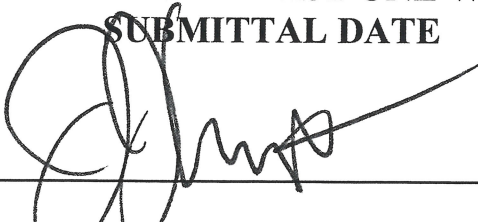
APPLICATION PACKET

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

Alternate
Ernest Matarasso
Matthew Tripolitsiotis

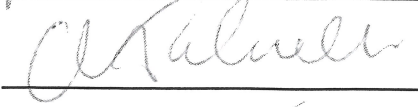
Land Use Administrative Assistant
Mary Judge

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

Zoning Enforcement:  Date: 5/19/21

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

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

Environmental Protection:  Date: 6/29/21

CAM Review by: Zoning Board ZBA

APPLICATION FOR COASTAL SITE PLAN REVIEW

(Please print or type)

PROJECT LOCATION: 28 Kenilworth Drive West

PROPERTY OWNER: BANKS COLEEN A ET AL & CHRISTOPHER W SUR CL

APPLICANT NAME: Christopher & Coleen Banks

ADDRESS: c/o Redniss and Mead - 22 First Street - Stamford, CT

PHONE: (203) 327-0500

CONTACT FOR QUESTIONS: c/o Redniss and Mead

ACREAGE OF PROJECT PARCEL: 13,329 SF

SQUARE FEET OF PROPOSED BUILDING: NA

ZONING DISTRICT OF PROJECT PARCEL: R-10

PROJECT DESCRIPTION: To Construct a patio with Pergola Above

Coastal resources on which the project is located or which will be 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

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

- 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.
- Industrial process or cooling waters

General public access
Other, please specify: _____

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

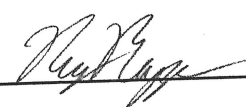
No significant impacts are anticipated from this project.

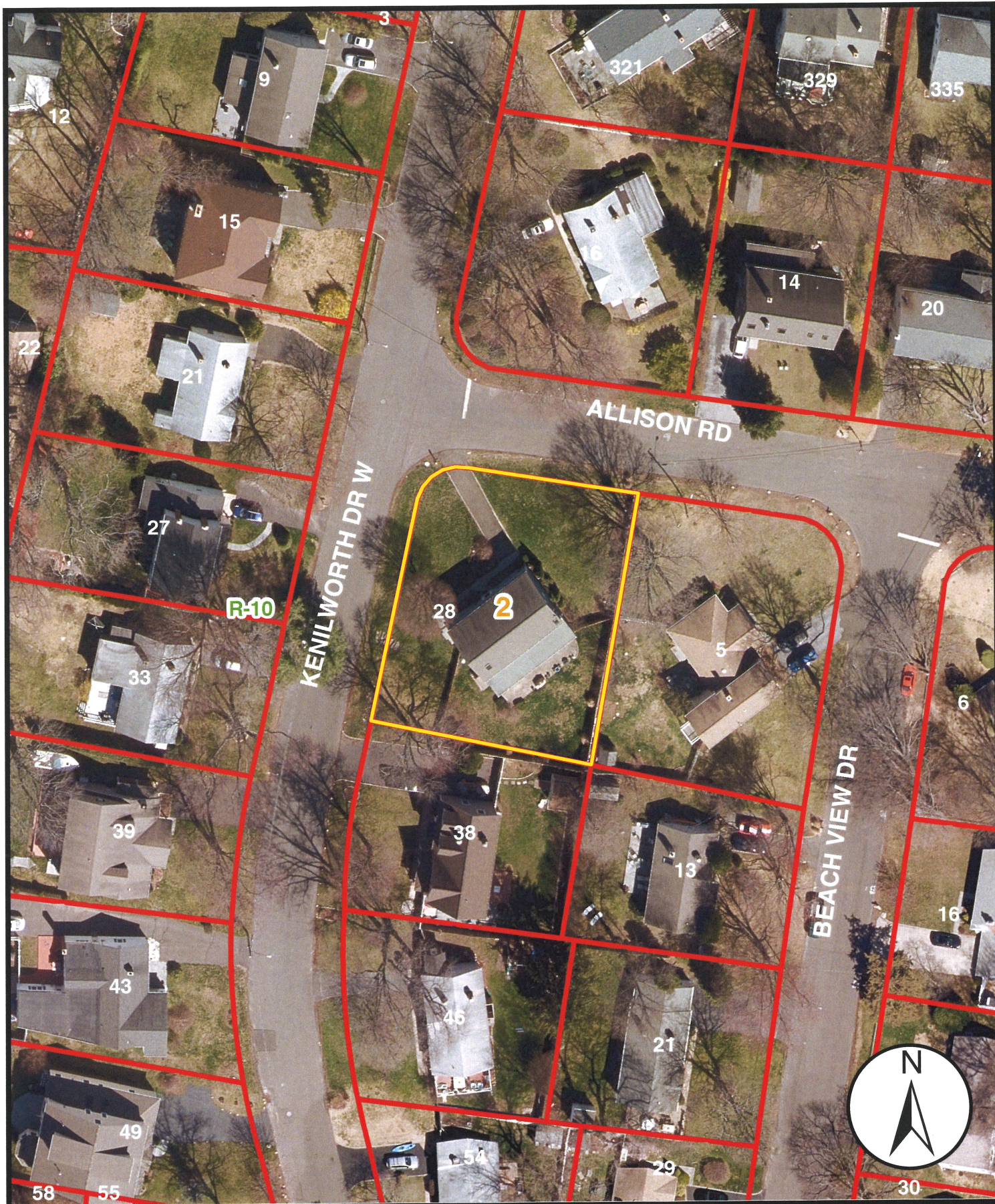
How is the proposal consistent with all applicable goals and policies of the CAM Act?

The property remains a single family use and is not water dependent.

What measures are being taken to mitigate adverse impacts and eliminate inconsistencies with the CAM Act?
(Attach additional sheet if necessary)

Erosion controls shall be installed during construction. No additional measures are necessary to mitigate impacts.

Applicant Signature: 



ZBA Application #021-21
28 Kenilworth Drive West

Date: 6/8/2021

