

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:

46 Vincent Avenue

06905

street

zip code

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

Block: 216 Zone: R-10 Sewered Property yes () no

Is the structure 50 years or older () yes No

Corner Lots Only: Intersecting Street: N/A

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

3. Owner of Property: Raymond Piedmont

Address of Owner: 46 Vincent Avenue, Stamford, CT Zip 06905

Applicant Name: Raymond Piedmont

Address of Applicant 46 Vincent Avenue, Stamford, CT Zip 06905

Agent Name: Quesited Consulting LLC (Katie Wagner)

Address of Agent: 65 High Ridge Rd, #470, Stamford, CT Zip 06905

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

Telephone # of Agent 203-223-1125 Telephone # of Owner 203-273-9879

(CONTACT IS MADE WITH AGENT, IF ONE)

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

Single family house

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

There is no proposed change of use. Requesting an addition and deck to existing single family house.

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):

Seeking to construct a new sunroom with access to a new deck.

Requesting a variance of Zoning Regulations Appendix B, Table III, R-10 Zone:
Code requires a set-back of 30' in the rear yard and 20% building coverage area

Due to the unique layout of the property, the building set-back line is curved at the rear yard.
To create a deck that is rectangle, the point at which the deck will be the shortest distance from the property line is approximately 19 feet in lieu of the required 30 feet. The stairs of the deck at the shortest distance from the property line will be approximately 15 feet.

The proposed sunroom is designed to be approximately 25.7 feet from the property line in lieu of the required 30 feet. The sunroom is uniquely designed to not encroach on any of the City's easements and is built out just enough to have access to stairs to the deck

Creating the sunroom, with the minimum distance bump out and cut off for the easements, puts the building area ratio over the maximum allowed by 0.3% (32 sf) when calculating the building area with the lot size of 10,598 sf.

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 layout of the property line is not a typical rectangle and so to create a rectangular deck with access from the house requires variance approval.

DO NOT WRITE ON BACK OF PAGE

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

There is no other way to create a deck with access to it from the house, in the rear yard, without a variance due to the unique property lay-out and curved set-back requirement.

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

The new sunroom and deck are in keeping with the use of a single family house. The construction is in the rear yard, so it has no impact to the surrounding neighborhood. The neighbors adjacent to the property are blocked by fencing and/or landscaping. One neighbor has a 6 foot hedge, a large apple tree and an attached garage blocking the construction. Another neighbor is blocked by evergreens separating them from the construction. One property in the rear has a fence and a 3 car garage. The last property is separated by wetlands and associated foliage followed by a large yard leading to a commercial property.

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 APPLICATONS



Signature of: Agent () Applicant () Owner

Date Filed: May 20, 2021

DO NOT WRITE ON BACK OF PAGE

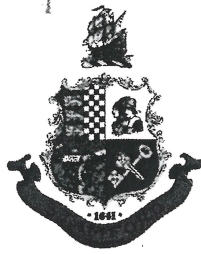
Zoning Enforcement Officer Comments:

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



**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: 

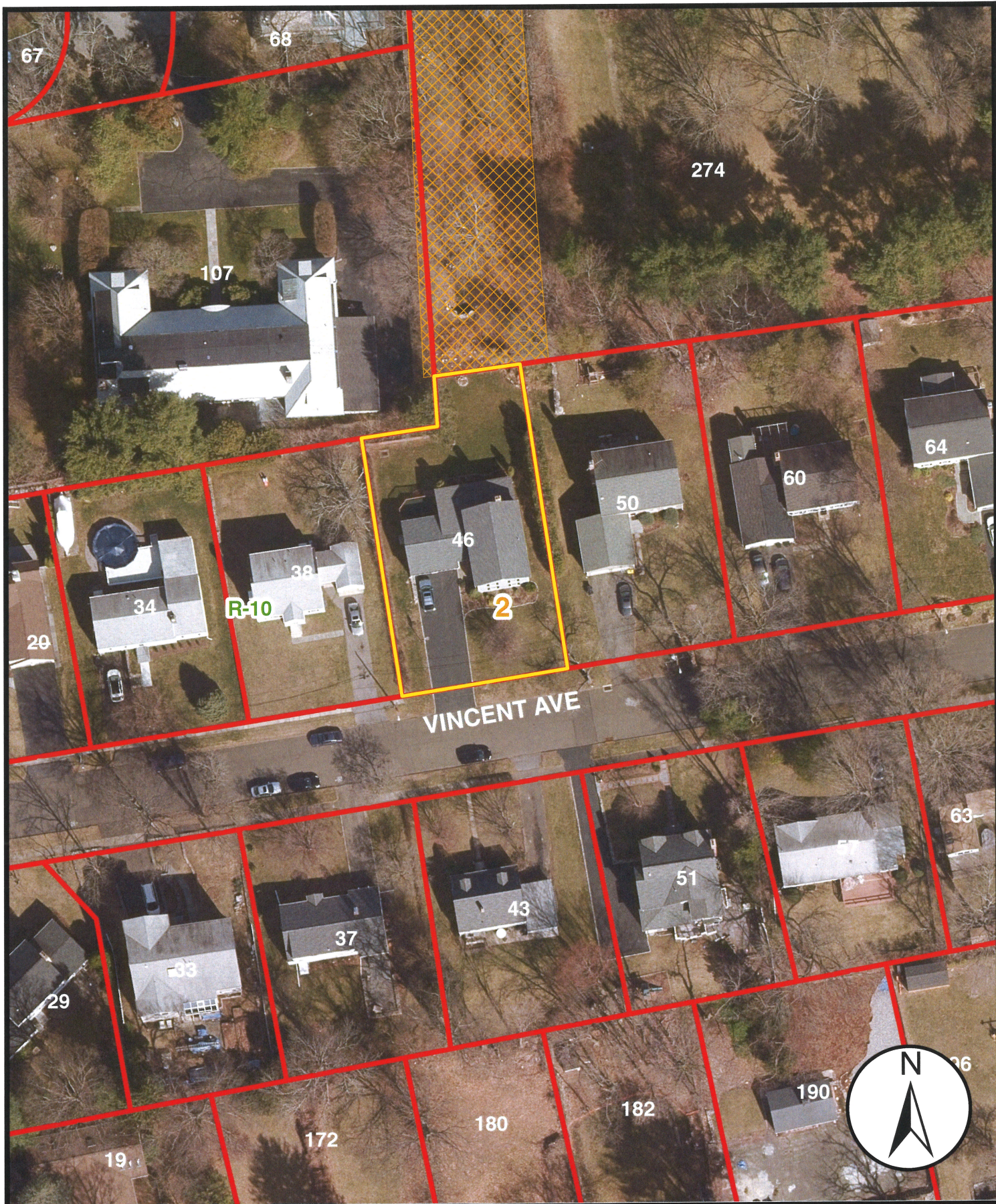
Date: 3/24/2021

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

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

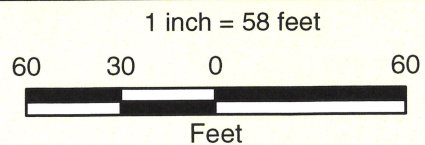
Environmental Protection: _____ Date: _____

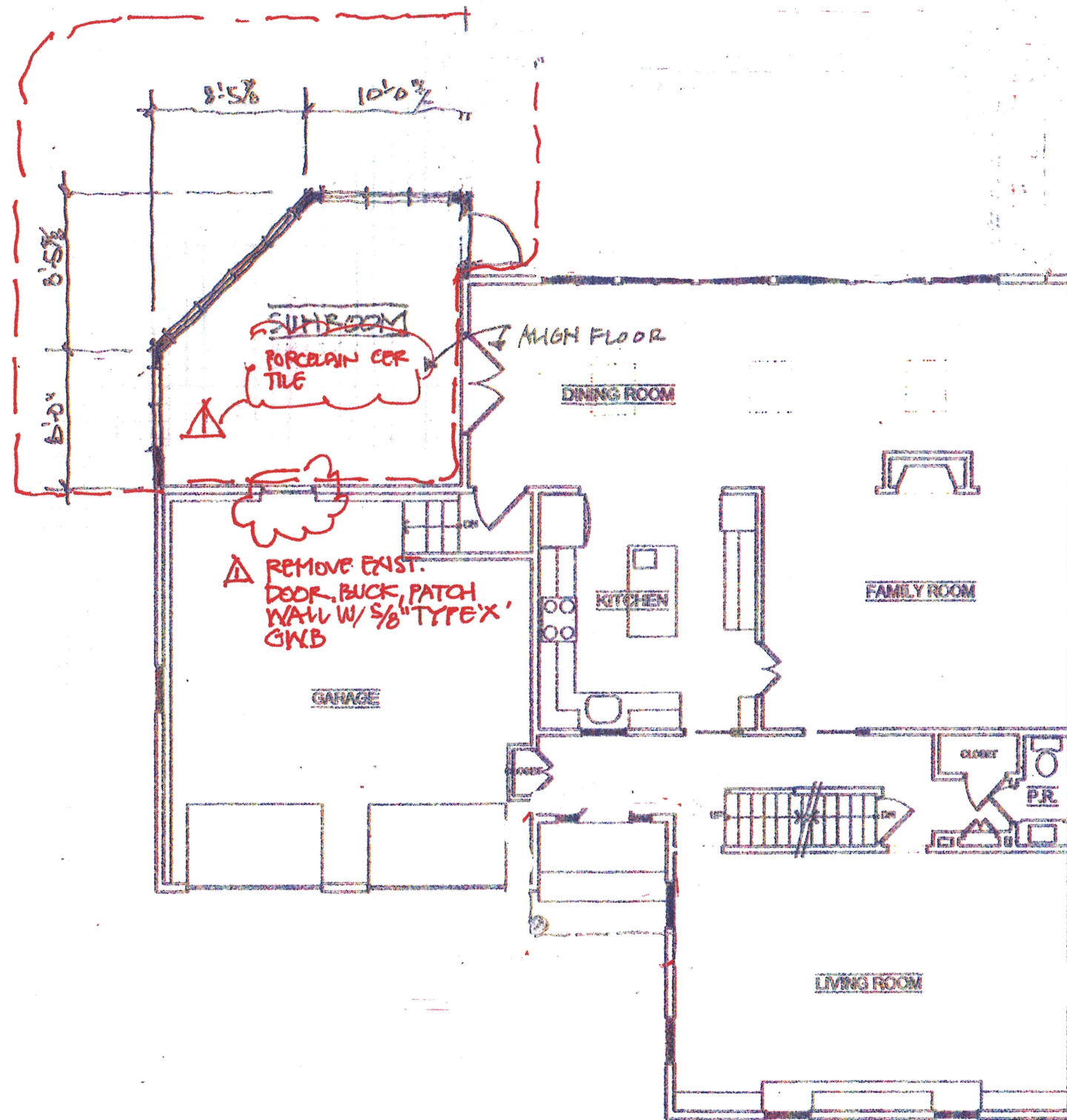
CAM Review by: Zoning Board ZBA



ZBA Application #022-21
46 Vincent Avenue

Date: 6/15/2021





Existing First Floor Plan

1/8" = 1'-0"

#022-21



THOMAS SMITH
ARCHITECT, PLLC

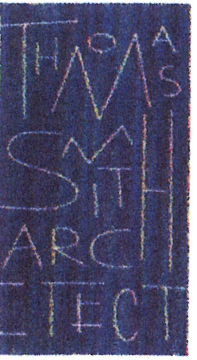
P.O. Box 101
Pound Ridge NY 10576
203.331.7254

PIEDMONT
RESIDENCE
45 VINCENT

SUNROOM
ADDITION

△ REV 18 MAY 2020
2 REV JUNE 24 2020

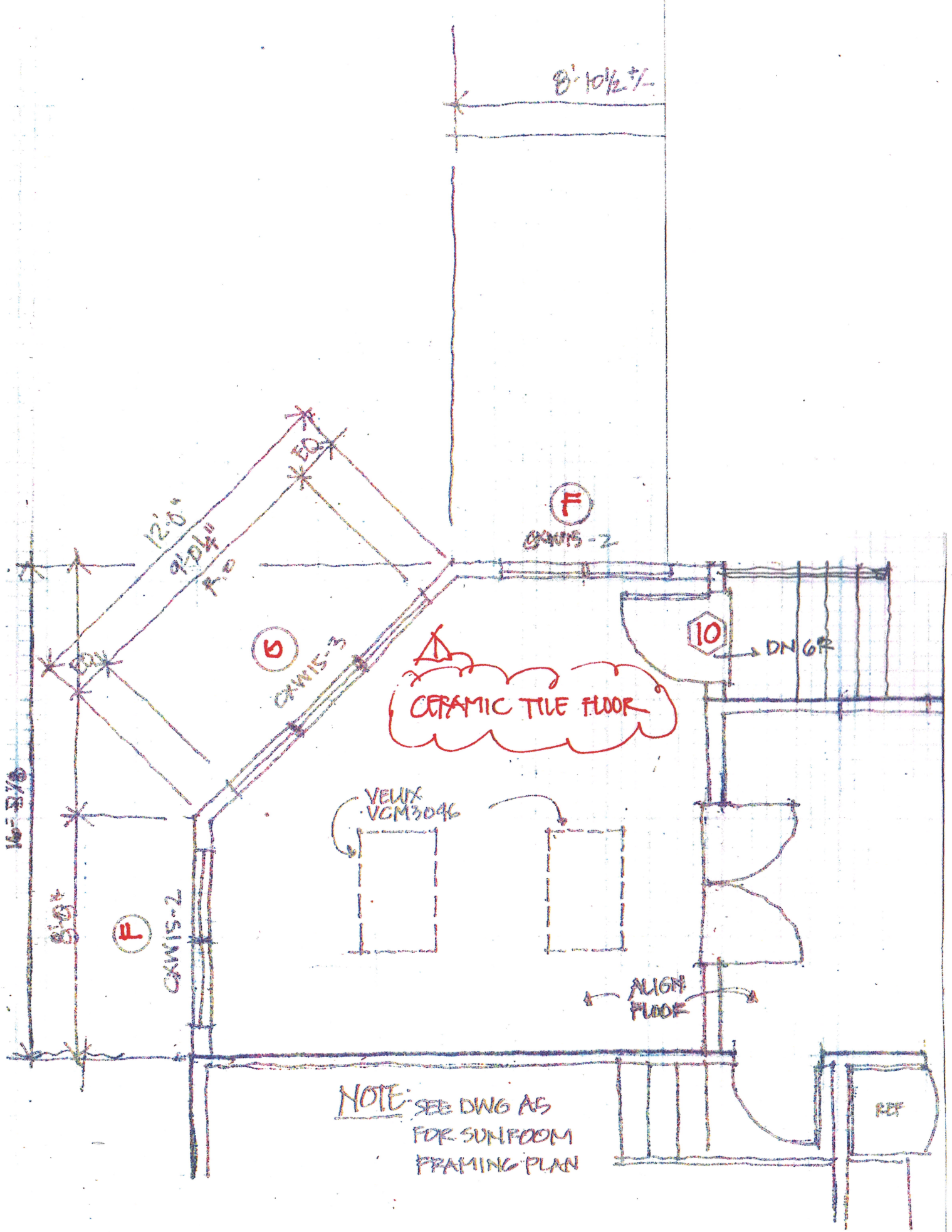
A1



THOMAS SMITH
ARCHITECT, PLLC

P.O. Box 101
Pound Ridge NY 10576
203.331.7254

PIEDMONT
RESIDENCE



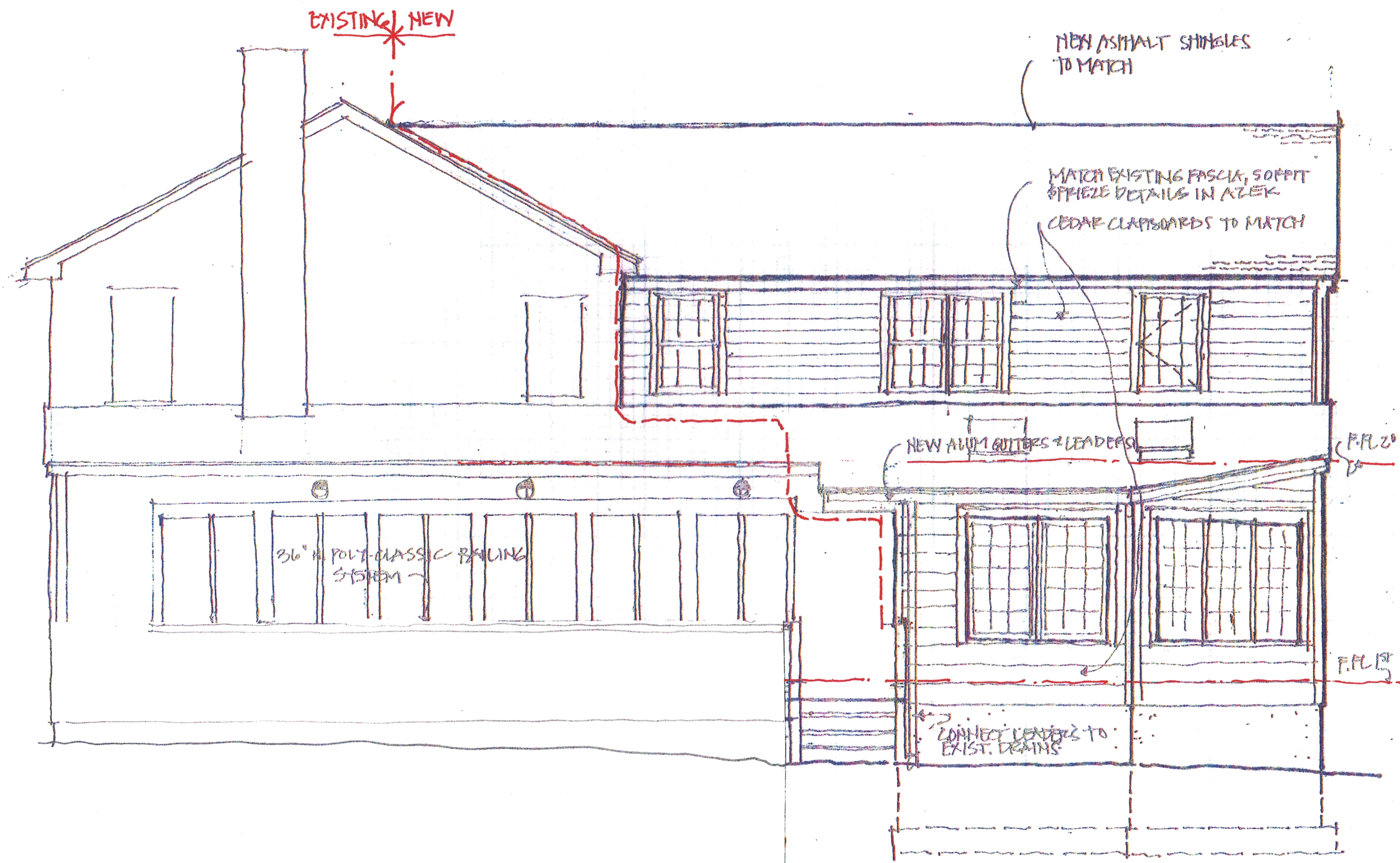
SUNROOM

A3



THOMAS SMITH
ARCHITECT, PLLC
P.O. Box 101
Pound Ridge NY 10576
203.331.7254

**PIEDMONT
RESIDENCE**



**SUNROOM
REAR
ELEVATION**

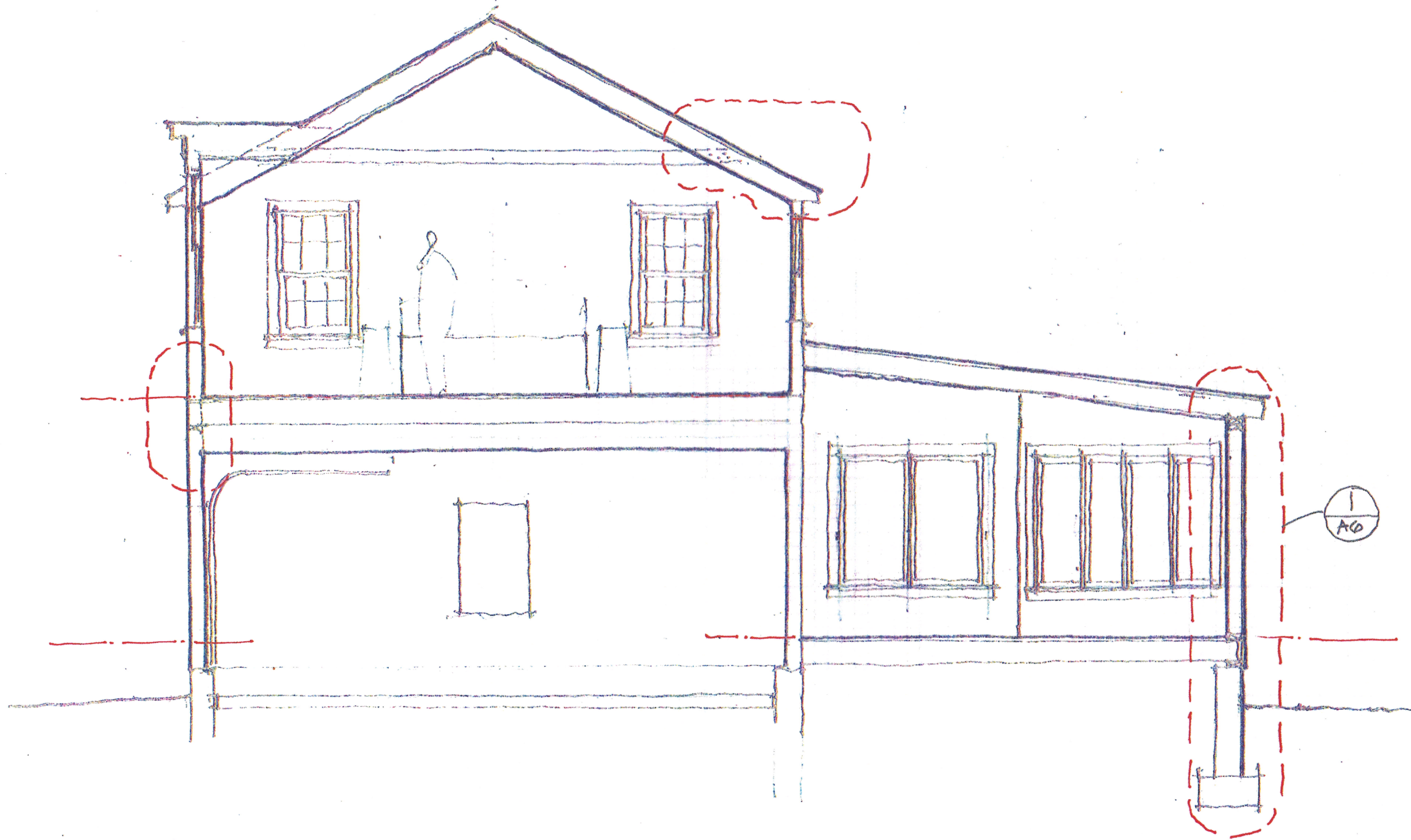
A4



THOMAS SMITH
ARCHITECT, PLLC

P.O. Box 101
Pound Ridge NY 10576
203.331.7254

MEDMONT
RESIDENCE



SUNROOM
BUILDING
SECTION

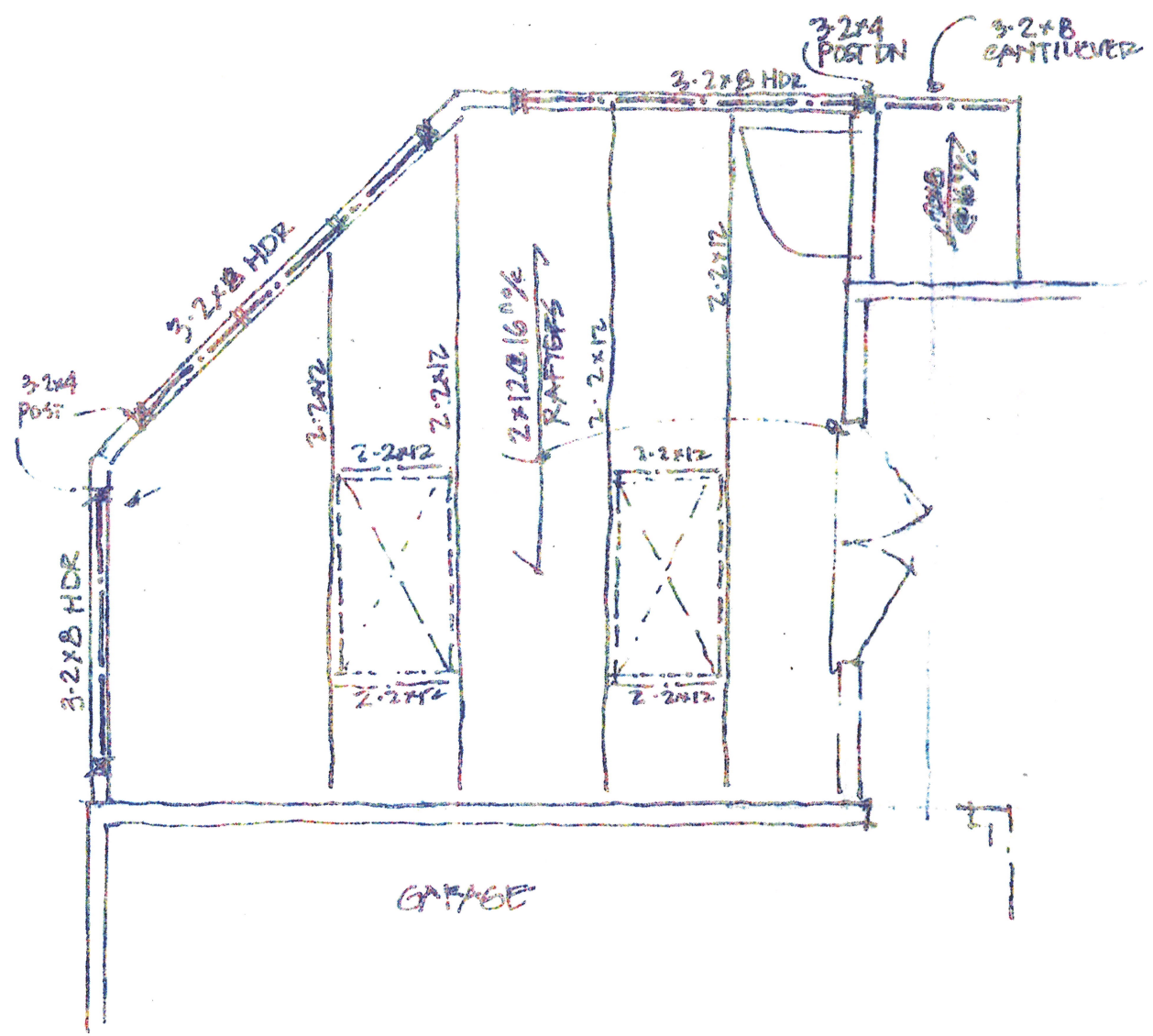
45



THOMAS SMITH
ARCHITECT, PLLC
P.O. Box 101
Pound Ridge NY 10576
203.331.7254

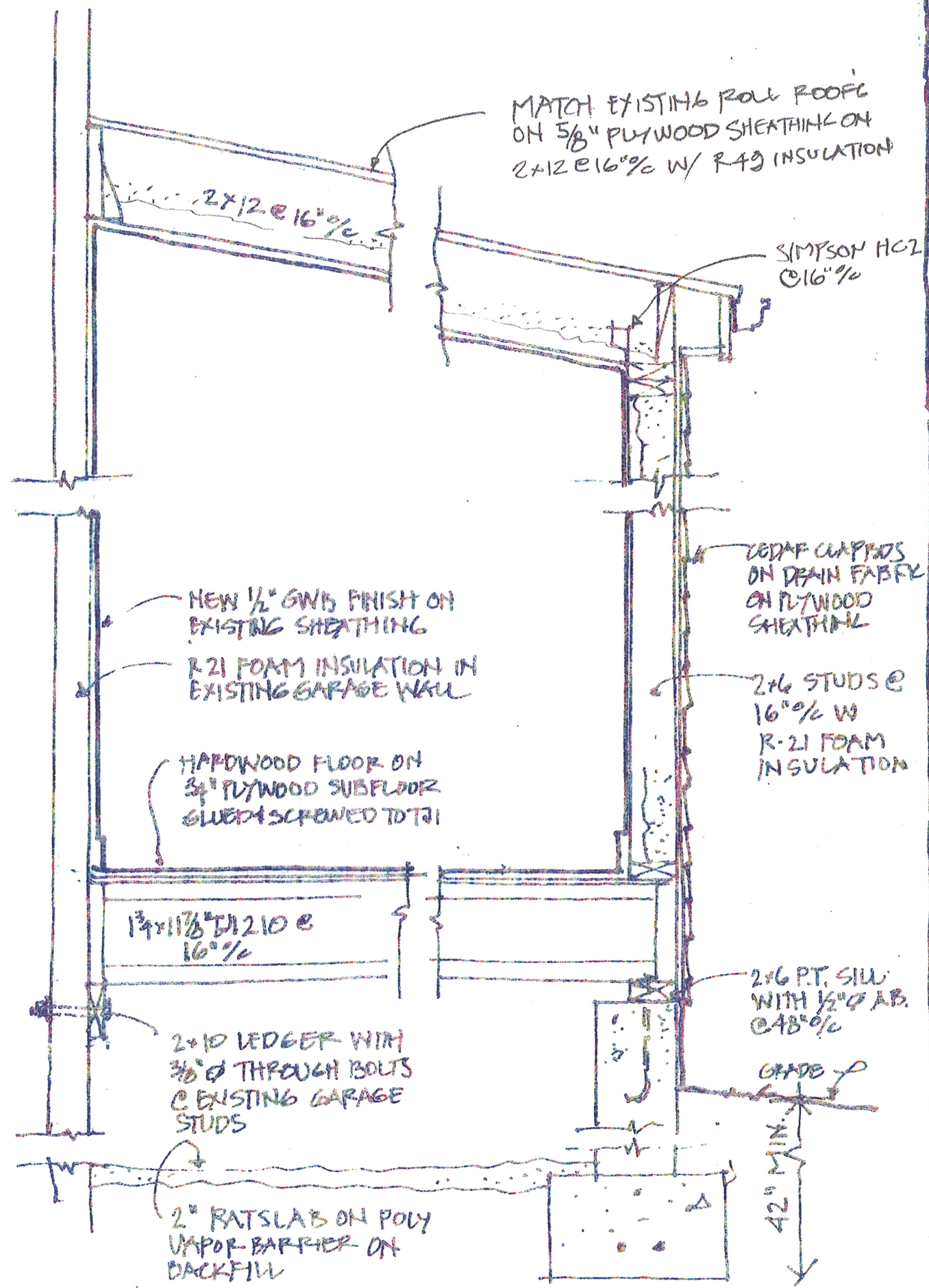
**PEDMONT
RESIDENCE**
46 VINCENT AVE
STAMFORD CT.

**SUNROOM
SECTION &
FRAMING
PLAN**
Rev 10/16/24 2020



SUNROOM FRAMING PLAN

1/4" = 1'-0"



AG



THOMAS SMITH ARCHITECT, PLLC
P.O. Box 101
Pound Ridge NY 10576
203.331.7254

PIEDMONT RESIDENCE

FOUNDATION PLAN, DETAILS

REV 10 MAY 2020
REV 25 JUNE 2020

A7

