

**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:

18 Belltown Road

06905

street

zip code

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

Block: 325 Zone: C-N and R-7½ Sewered Property (X) yes () no

Is the structure 50 years or older (X) yes () No

Corner Lots Only: Intersecting Street: NA

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

3.

Owner of Property: DeLeo Realty, LLC

Address of Owner: 862 Newfield Avenue Zip 06905

Applicant Name: DeLeo Realty, LLC

Address of Applicant 862 Newfield Avenue Zip 06905

Agent Name: Law Office of John F. X. Leydon, Jr., LLC

Address of Agent: 350 Bedford Street, Suite 403 Zip 06901

EMAIL ADDRESS: jleydon@jleydon.com

(Must be provided to receive comments from letters of referral)

Telephone # of Agent (203) 253-0489 Telephone # of Owner (203) 496-3412
(CONTACT IS MADE WITH AGENT, IF ONE)

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

One two-story structure with two commercial units and one one-bedroom residential unit.

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

One two-story structure with two commercial units and two one-bedroom residential units

as set forth in the survey and plans submitted herewith.

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):

1) Variance from Table IV, Appendix B to allow a front yard setback of 9.8 feet
in lieu of the 15.0 feet required.

2) Variance from Table IV, Appendix B to allow a street center setback of
34.80 feet in lieu of the 40.0 feet required.

3) Variance from Appendix B, Footnote 15.1 to allow a residential density of one unit
for each 4,246.5 square feet in lieu of the 7,500 square feet required.

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:

This 17,729 square foot lot located in a neighborhood commercial area in the vicinity of

multiple multi-unit developments includes approximately 9,236 feet of generally

unusable land zoned R-7½.

DO NOT WRITE ON BACK OF PAGE

One two-story structure with two commercial units and one one-bedroom residential unit.

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

One two-story structure with two commercial units and two one-bedroom residential units

as set forth in the survey and plans submitted herewith.

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)

1) Variance from Table IV, Appendix B to allow a front yard setback of 9.8 feet
in lieu of the 15.0 feet required.

(B)

2) Variance from Table IV, Appendix B to allow a street center setback of
34.80 feet in lieu of the 40.0 feet required.

(C)

3) Variance from Appendix B, Footnote 15.1 to allow a residential density of one unit
for each 4,246.5 square feet in lieu of the 7,500 square feet required.

Property is large enough for two units. But it
has a zone line down the middle which is why
this variance is needed

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:

This 17,729 square foot lot located in a neighborhood commercial area in the vicinity of
multiple multi-unit developments includes approximately 9,236 feet of generally
unusable land zoned R-7½.

ZONING ENFORCEMENT APPROVAL
For Submission To Zoning Board Of Appeals

DO NOT WRITE ON BACK OF PAGE

Sheet 1 of 1
Authorized Signature _____ Date 1/31/22

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

The applicant is proposing only to complete a second floor which would add one one-bedroom residential unit.

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

The proposed construction would aesthetically compliment this neighborhood commercial corridor while providing a minimal addition of one one-bedroom residential unit primarily within the existing footprint of an existing building.

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
DeLeo Realty, LLC

By: *Fred DeLeo*

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

Fred DeLeo, a member

Date Filed: _____

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

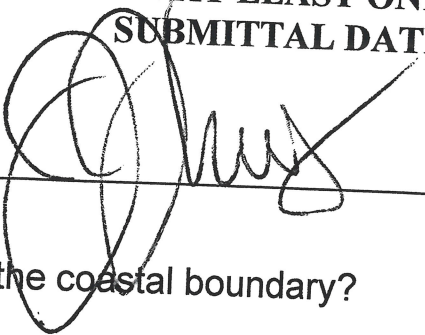
Board Members
Claire D. Friedlander, Chair
John A. Sedlak
Nino Antonelli
Joseph Pigott
Lauren Jacobson

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:

1st Review
1/21/22
2nd Review
1/31/22

Is the project situated in the coastal boundary?

Yes () No (X)

Is the project exempt from the coastal regulation?

Yes () Exemption # _____ No () N/A ()

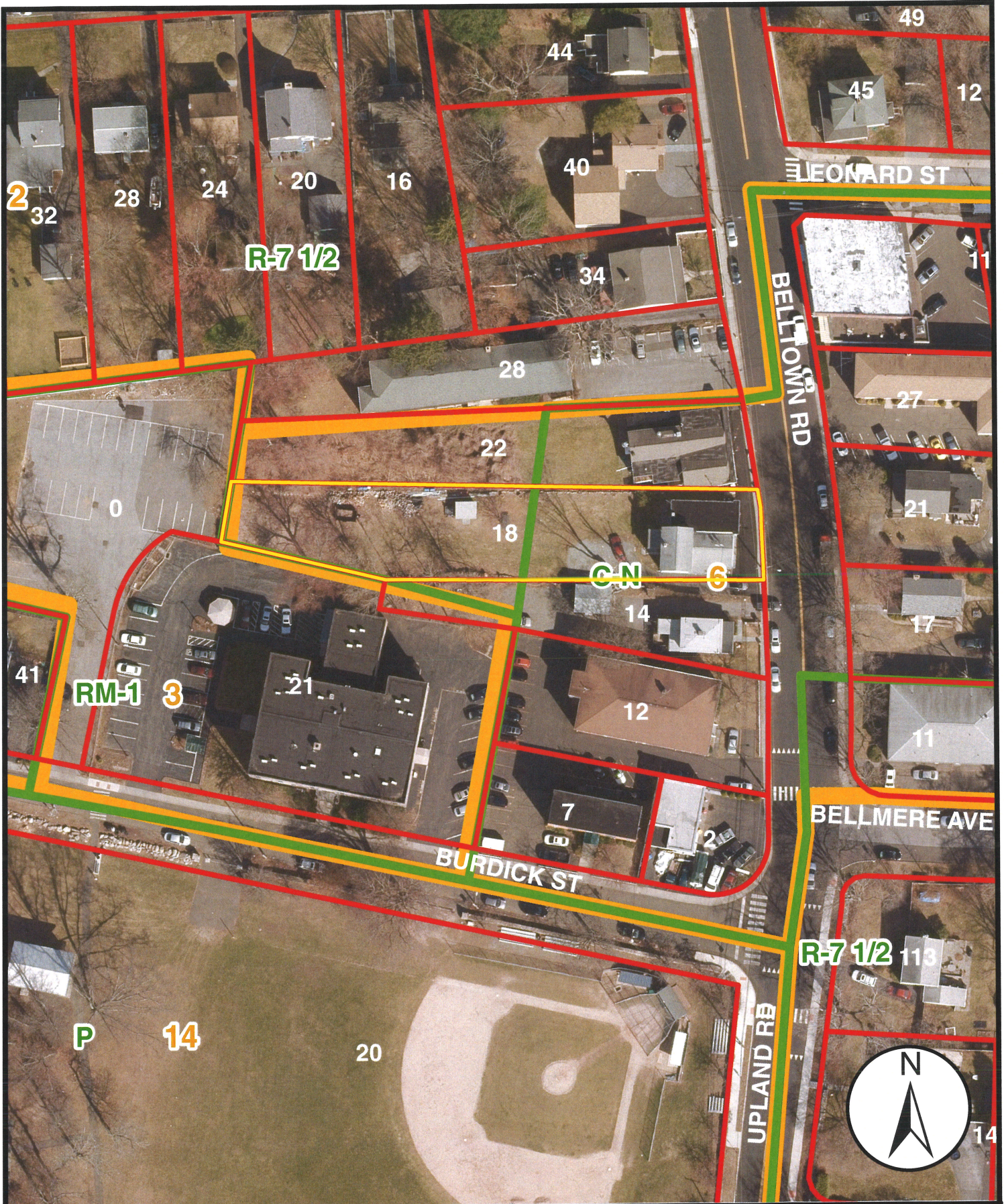
Environmental Protection:

Date:

CAM Review by:

Zoning Board

ZBA



ZBA Application #007-22
18 Belltown Road

Date: 2/9/2022

1 inch = 75 feet

