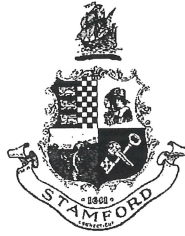


**MAYOR**  
CAROLINE SIMMONS  
**LAND USE BUREAU CHIEF**  
RALPH BLESSING



**ZONING BOARD OF APPEALS**  
(203) 977-4160

**Chair**  
Joseph Pigott

**Board Administrator**  
Mary Judge

**CITY OF STAMFORD, CONNECTICUT**  
STAMFORD GOVERNMENT CENTER  
888 WASHINGTON BOULEVARD  
P.O. BOX 10152  
STAMFORD, CT 06904 - 2152

**RECEIVED**

**JUN 7 2023**

**DATE:** June 7, 2023  
**TO:** Lindsay Cohen, Planning Board ✓  
F. Petise, Transportation  
R. Clausi, Environmental Protection Board  
S. Kiskan, Engineering  
**FROM:** Zoning Board of Appeals  
**RE:** Referrals

**PLANNING BOARD**

In accordance with the Section 19 of the Zoning Regulations, the following applications and maps are being referred to your agency for comments:

**#022-23      64 Lewelyn Road**  
**#023-23      115 Ocean Drive West**

**Please respond by July 7, 2023.**

#022-23

Application # \_\_\_\_\_

**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](mailto: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
- Gasoline Station Site Approval
- Motor Vehicle Approval:

New Car Dealer  Used Car Dealer  General Repairer  Limited Repairer

2. Address of affected premises:

64 Lewelyn Road, Stamford CT 06902  
street zip code

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

Block: 150 Zone: R 7.5 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: James Parker

Address of Owner: 64 Lewelyn Rd. Zip 06902

Applicant Name: James Parker

Address of Applicant 64 Lewelyn Rd. Zip 06902

Agent Name: \_\_\_\_\_

Address of Agent: \_\_\_\_\_ Zip \_\_\_\_\_

EMAIL ADDRESS: billsservice12@gmail.com  
(Must be provided to receive comments from letters of referral)

Telephone # of Agent \_\_\_\_\_ Telephone # of Owner (203) 773-7333

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

1 Family Dwelling, Detached Garage and Gazebo.

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

See Attached

**VARIANCES (complete this section for variance requests only) See a Zoning Enforcement Officer for help in completing this section**

Tab III  
Apex B

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):

To allow a front yard set back of ~~24~~ 23.7 feet in lieu of the 30' set back required

~~To allow a street centerline set back of a tie of 5' required ROW 79' Centerline Not Needed~~

To allow a coverage of 31.22% in lieu of the 25% allowed.  
Existing dwelling, garage, and gazebo covers 35.1% of lot.

**DO NOT WRITE ON BACK OF PAGE**

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:

The original house was built in the setback with a coverage over the currently allowed coverage for that zone.

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

For construction purposes, the house will need to be constructed over the existing structure within the 18" cantileve

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

It is only minimally increased over the existing coverage and the structure will have architectural enhancements.

**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:

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**MOTOR VEHICLE APPLICATIONS**

(Complete this section only for Motor Vehicle/Service Dealers Applications) Provide details of what is being sought.

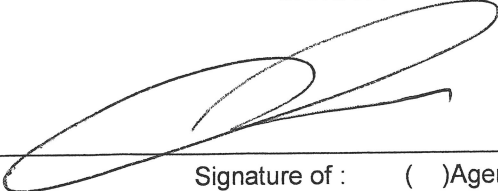
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**SIGNATURE REQUIRED FOR ALL APPLICATIONS**



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Signature of :    ( ) Agent     Applicant    ( ) Owner

Date Filed: 5/31/23

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Zoning Enforcement Officer Comments:

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**DECISION OF THE ZONING ENFORCEMENT 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  
**Joseph Pigott, Chair**  
**Claire Friedlander**  
**Lauren Jacobson**  
**George Dallas**

Alternate  
**Ernest Matarasso**  
**Matthew Tripolitsiotis**  
**Jeremiah Hourihan**

Land Use Administrative Assistant  
**Mary Judge**

**ALL APPLICANTS MUST MAKE AN APPOINTMENT WITH THE ZONING ENFORCEMENT OFFICE FOR PLAN REVIEW OF ZBA APPLICATIONS AT LEAST TWO WEEKS PRIOR TO THE APPLICATION DEADLINE.**

Zoning Enforcement:

[Signature]

Date:

5/31/2023

Is the project situated in the coastal boundary?

Yes (X) No ( )

Is the project exempt from the coastal regulation?

Yes ( ) Exemption # \_\_\_\_\_

No (X) N/A ( )

Environmental Protection:

[Signature]

Date:

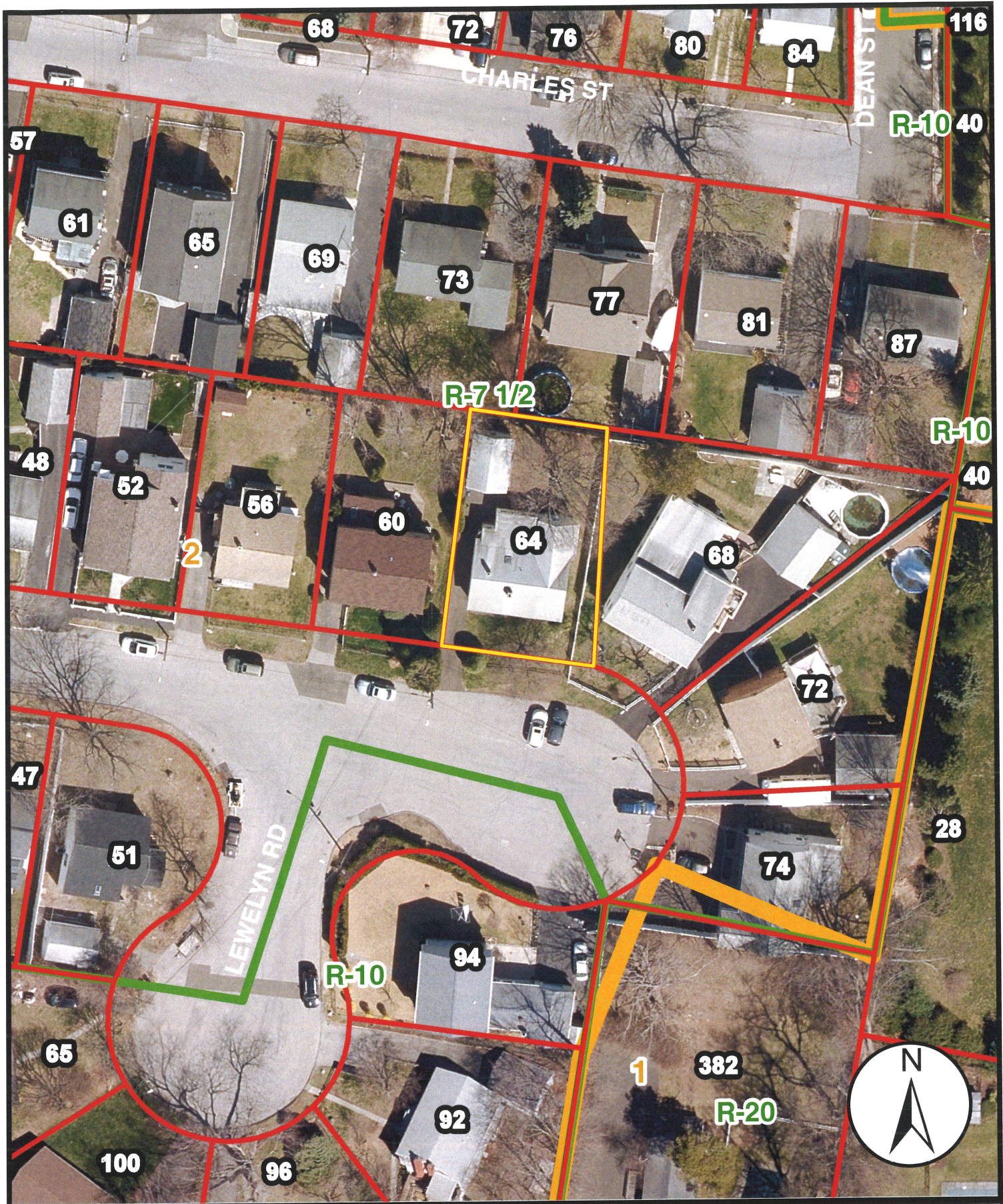
5/30/23

CAM Review by:

Zoning Board

ZBA

CSPR 1167  
approved



ZBA Application #022-23  
64 Lewelyn Road

Date: 6/7/2023

1 inch = 50 feet

