

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

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:

21 Cold Spring Road 06905

 street zip code

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

Block: _____ Zone: R - 6 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: Artur Dukaj & Donika Dukaj

Address of Owner: 21 Cold Spring Road Zip 06905

Applicant Name: Artur Dukaj

Address of Applicant 21 Cold Spring Road Zip 06905

Agent Name: Michael E. Johnson Sr.

Address of Agent: 100 Retreat Avenue, Suite 306, Hartford CT Zip 06106

EMAIL ADDRESS: michael.johnson@mejohansonassoc.com

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

Telephone # of Agent (860) 922.5704 Telephone # of Owner (212) 920.4649

(CONTACT IS MADE WITH AGENT, IF ONE)

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

Single Family Residence

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

Convert Single Family House to a
2-family with interior renovations

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 Section 12.D.2 Table 12.7

Residential Parking Requirements

Asking to allow 3 Non-Conforming Parking Spaces
to remain

Asking for a Variance of the 4th Required Space
to not be required.

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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:

DUE TO THE TOPOGRAPHY AND LOCATION OF THE
HOUSE ON THE LOT, THERE IS NO OTHER
LOCATION TO ADD AN ADDITIONAL PARKING
SPACE

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

A FOURTH PARKING SPACE IS REQUIRED
AND THERE IS NO PLACE TO ADD ONE

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

BECAUSE THERE ARE OTHER HOUSES
IN THE NEIGHBORHOOD WITH SIMILAR
SPECIAL PERMIT CONDITIONS

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

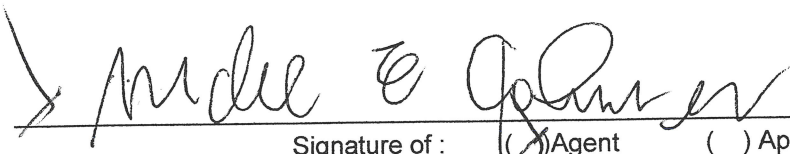
(Complete this section only for Motor Vehicle/Service Dealers Applications) Provide
details of what is being sought.

APPEALS OF THE 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:

SIGNATURE REQUIRED FOR ALL APPLICATONS

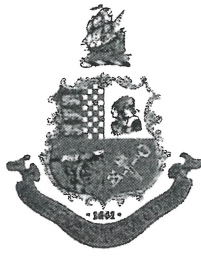


Signature of: Agent Applicant Owner

Date Filed: 1/27/2023

Zoning Enforcement Officer Comments:

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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.

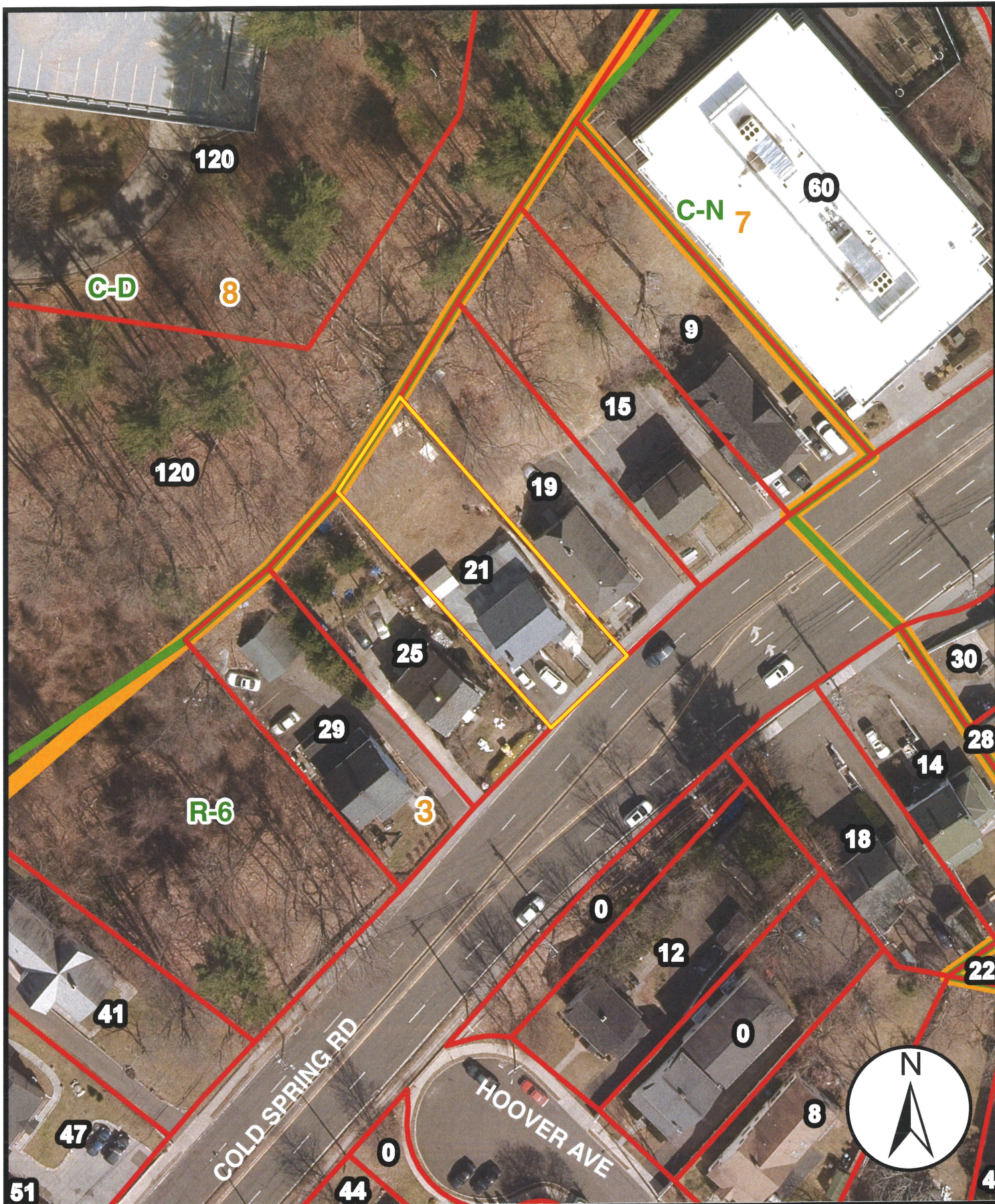
Zoning Enforcement: *David A. Gagg* Date: *7/27/2023*

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: _____

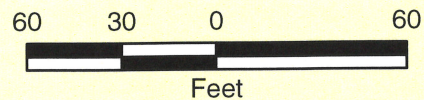
CAM Review by: Zoning Board ZBA _____

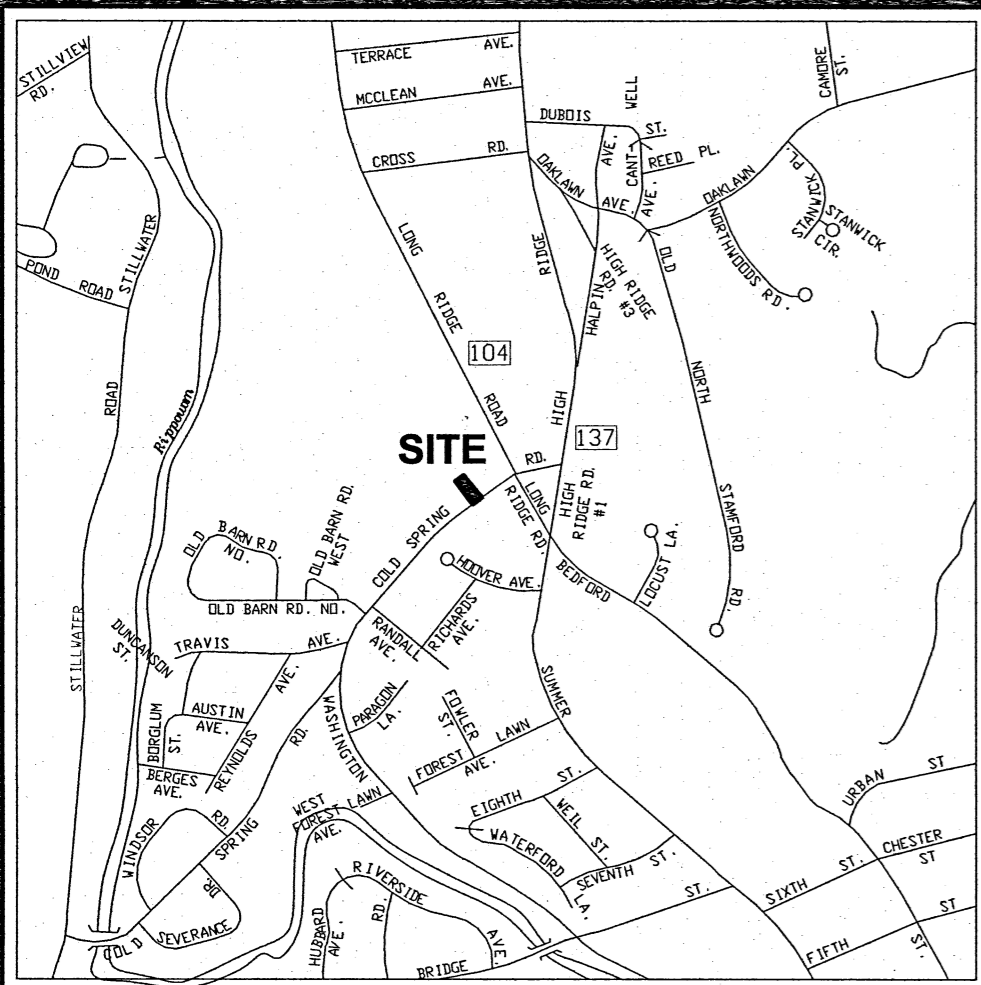


ZBA Application #028-23
21 Cold Spring Road

Date: 8/2/2023

1 inch = 58 feet





LOCATION MAP
SCALE: 1"=1000'

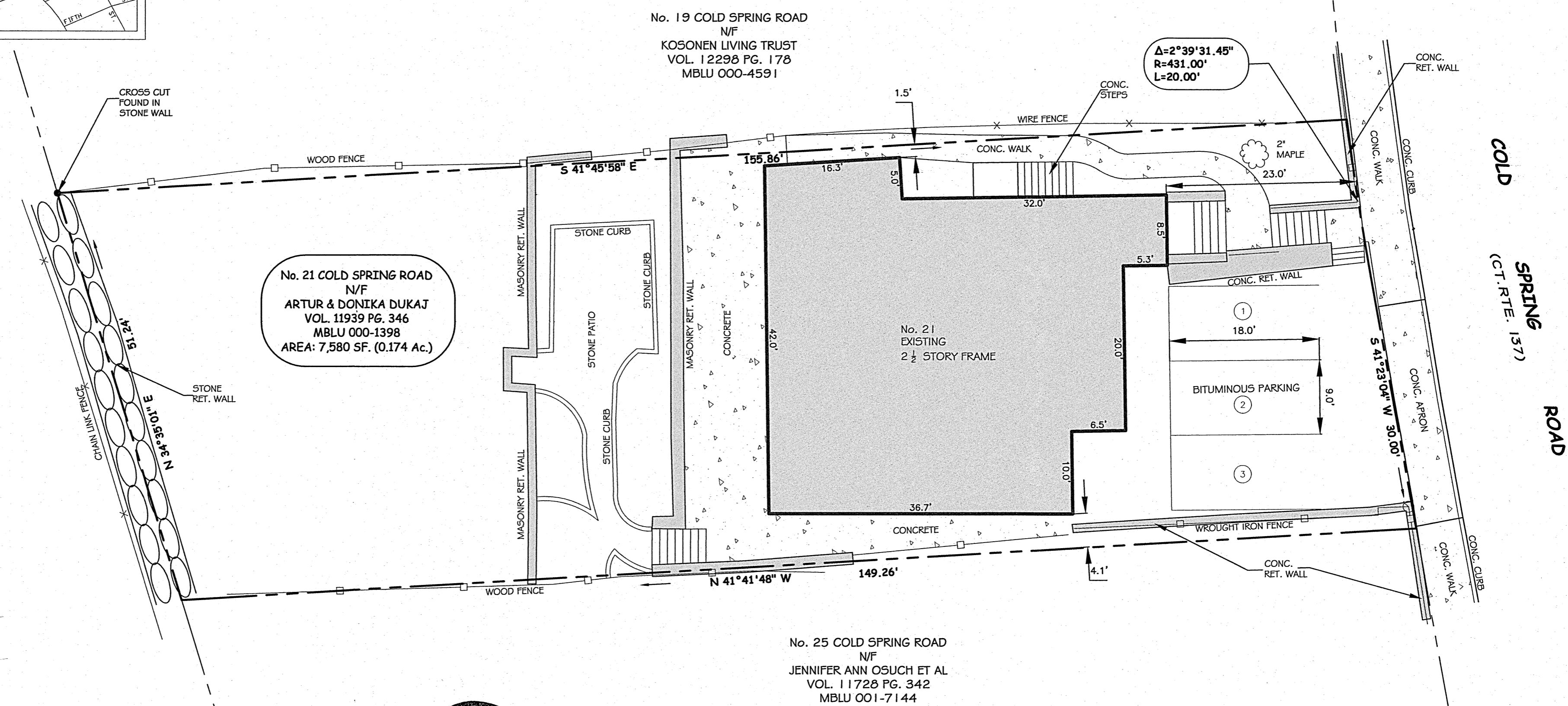
MAP REFERENCES:

- "PROPERTY OF SURVEY EXHIBIT C OF ENVIRONMENTAL LAND USE RE FOR PROPERTY OF DOREEN Z. TESTA, TRUSTEE; LAND OWNER AND STAGECOACH REALTY CORP.; GROUND LESSEE 60 LONG RIDGE ROAD STAMFORD, CONNECTICUT DATE: JAN. 28, 2009 SCALE: 1"=20' PROJ. No: 09-746 FILE No.: 337 Acad No. 09746A2 SHEET: 1 BY CCA LLC CIVIL ENGINEERING, SURVEYING".
- "MAP SHOWING CONSOLIDATION OF LOTS 7,8,9,10,11 MAP #1205 s.l.r. FOR LOUIS ZLOTNICK, TRUSTEE STAMFORD, CT DATED OCTOBER 22, 1984 SCALE 1"=20'."
- "MAP SHOWING PROPERTY OF THE ESTATE OF THEODORE I. FERRIS SET BY THE FREDERICK E. WEED STAMFORD, CONNECTICUT DATED SEPTEMBER 30, 1936 SCALE 1"=50' STANLEY S. WEBB."
- "RIGHT OF WAY SURVEY STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP TOWN OF STAMFORD HIGH RIDGE ROAD (RT. 137) FROM COLD SPRING ROAD NORTHERLY TO MERRITT PARKWAY SCALE 1"=40' SURVEY BY B.BAVIN, DATE 08-2000, DRAWN BY R. CARLSON DATE 05-2003, APPROVED V. HANCHURUCK DATE 07-2003 NUMBER 135-10 SHEET 1 OF 17."
- "INTERSECTION IMPROVEMENTS COLD SPRING ROAD DESCRIPTION: ALIGNMENT PLAN SCALE 1"=40' PROJECT No. 92032 SHEET 9 OF 54, ALLAN DAVIS ASSOCIATES, INC. 488 MAIN AVENUE, NORWALK, CONNECTICUT, 06851 (203) 849-0898, EDWARD J. FRATTAROLI, INC. LAND SURVEYORS-ENGINEERS-LAND PLANNERS."

ZONING INFORMATION			
ZONE	R-6	REQUIRED	EXISTING
USE		SINGLE FAM. RES.	TWO FAM.RES.
LOT AREA		6,000 SF	7,580 SF
LOT OCCUPANCY		25%	22%
LOT WIDTH		50'	50'
FRONT YARD		25'	23'*
SIDE YARD		6'/12'	1.5'/5.6'*
REAR YARD		30'	73.6'
BLDG. HEIGHT		2 1/2 STORIES	2 1/2 STORIES

* DENOTES NON-CONFORMING
NOTE: HOUSE PREDATES THE ADOPTING OF CURRENT ZONING REGULATIONS.

LOCATION MAP
SCALE: 1"=1000'



No. 120 LONG RIDGE ROAD
N/F
120 LONG RIDGE LLC
VOL. 9228 PG. 155
MBLU 003-8214

No. 21 COLD SPRING ROAD
N/F
ARTUR & DONIKA DUKAJ
VOL. 11939 PG. 346
MBLU 000-1398
AREA: 7,580 SF. (0.174 Ac.)

No. 19 COLD SPRING ROAD
N/F
KOSONEN LIVING TRUST
VOL. 12298 PG. 178
MBLU 000-4591

No. 25 COLD SPRING ROAD
N/F
JENNIFER ANN OSUCH ET AL
VOL. 11728 PG. 342
MBLU 001-7144

#028-23

MAP NOTES:

- THIS MAP AND SURVEY HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND "THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS ON SEPTEMBER 26, 1996.
- THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF AN PROPERTY SURVEY.
- THE HORIZONTAL BASELINE CONFORMS TO A CLASS A-2 ACCURACY. THE VERTICAL BASELINE CONFORMS TO A CLASS V-2 ACCURACY. THE TOPOGRAPHIC FEATURES CONFORM TO A CLASS T-2 ACCURACY.
- THE NORTH ARROW AND BEARINGS ARE BASED UPON THE CONNECTICUT STATE COORDINATE SYSTEM N.A.D. 1983.
- REFERENCE IS HEREBY MADE TO THE CONNECTICUT GENERAL STATUTE 8-13A AS AMENDED WITH REGARDS TO EXISTING STRUCTURES THREE OR MORE YEARS OLD.



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Oswald Blint
OSWALD BLINT L.S. #12048

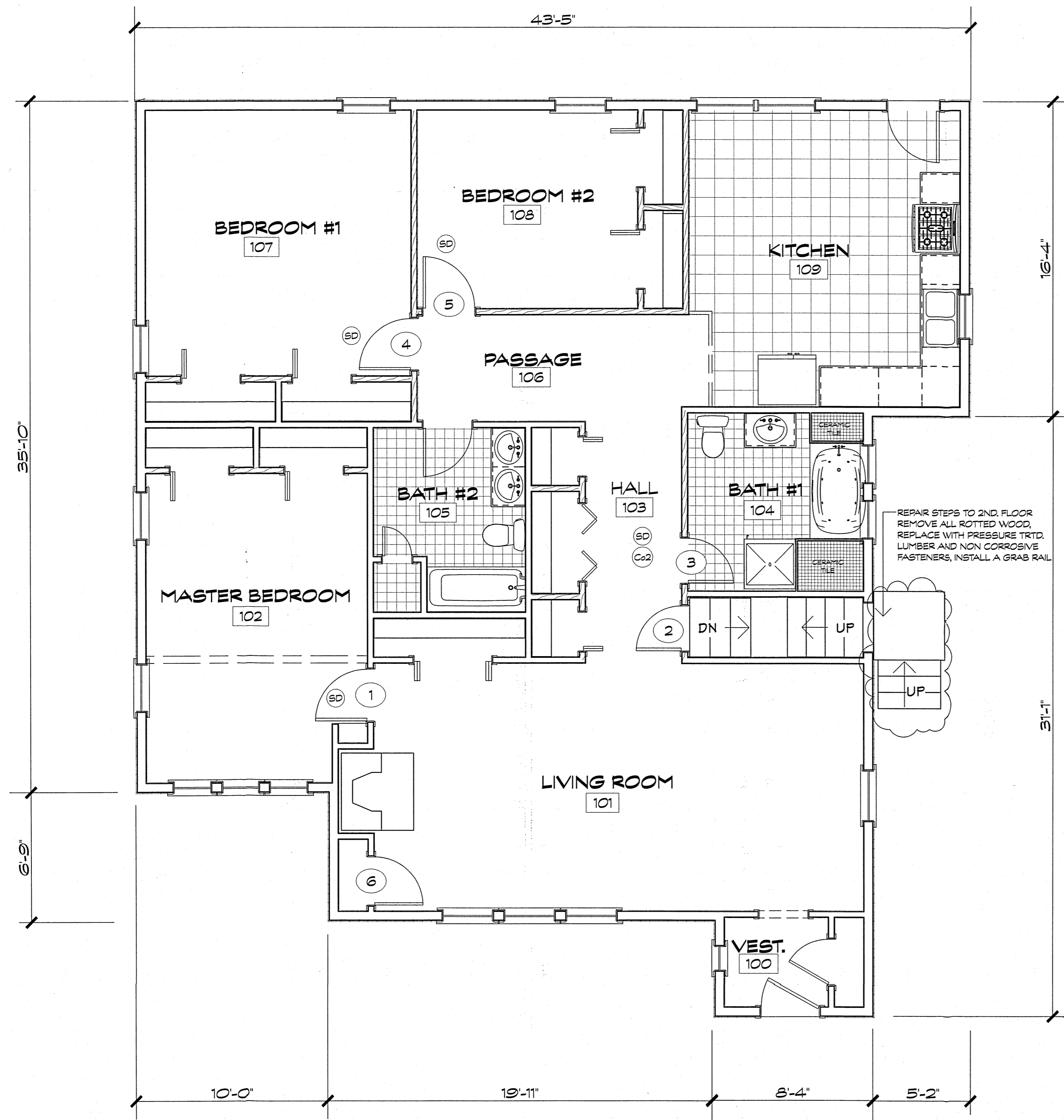
THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE SIGNATURE AND EMBOSSED SEAL OF THE DESIGNATED LICENSED PROFESSIONAL UNAUTHORIZED ALTERATIONS TO THIS PLAN RENDER THE DECLARATION HEREON NULL AND VOID.

DATE:
AUGUST 19, 2020
SCALE:
1"=10'
DRAWN BY:
K.R.

ZONING LOCATION SURVEY
OF
21 COLD SPRING ROAD
STAMFORD, CONNECTICUT
PREPARED FOR
ARTUR DUKAJ

48 SILAS DEANE HWY.
WETHERSFIELD, CT
860.833.6850
Oswaldblintsurveying.com

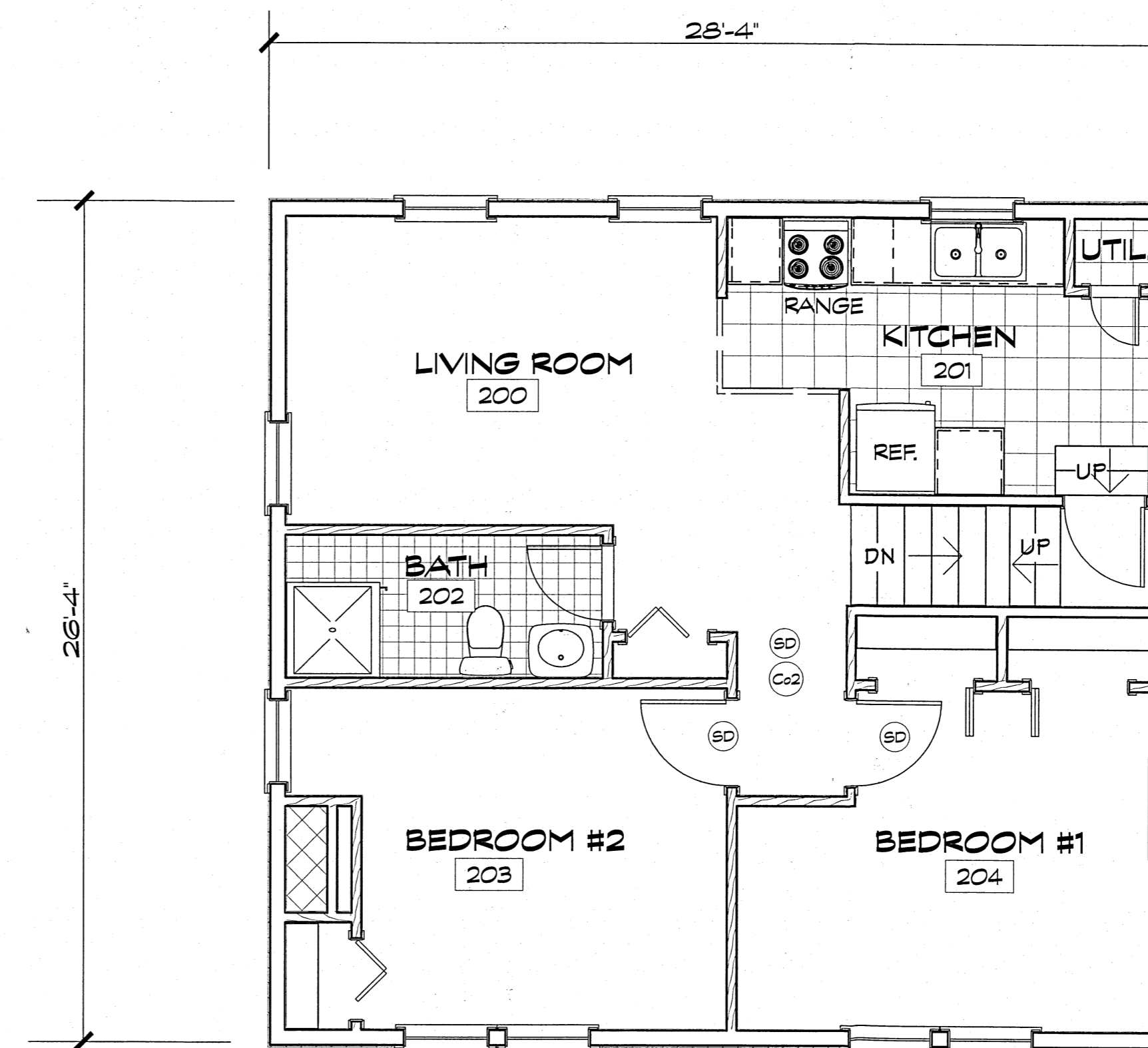




FP.1 FIRST FLOOR PLAN
SCALE: 1/4" = 1' - 0"

GENERAL NOTES:

- 1.) REPLACE OR REINSTALL ALL DOORS IN EXISTING OPENINGS MARKED ON FIRST FLOOR ONLY
- 2.) PAINT (1) COAT OF PRIMER, (2) COATS OF FINISHED PAINT ALL ROOMS ON BOTH THE FIRST AND SECOND FLOORS, COLOR SELECTION BY OWNER
- 3.) COMPLETE INSTALL OF CERAMIC TILE FLOOR IN THE BOTH BATHROOMS AND KITCHEN, FIRST FLOOR
- 4.) SAND, REPLACE ANY DAMAGED HARDWOOD FLOORING IN THE LIVING ROOM AND CONNECTED HALL ON THE FIRST FLOOR



FP.2 SECOND FLOOR PLAN
SCALE: 1/4" = 1' - 0"

#028-23

DUKAU Residence
21 Cold Spring Road, Stamford CT

Sht. #
A.1