

030-24

**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

2. Address of affected premises:

50 Leonard St.

06906

street

zip code

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

Block: 322 Zone: R-7.5

Sewered Property yes no

Is the structure 50 years or older yes No

Corner Lots Only: Intersecting Street: Central Street

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

3. Owner of Property:

Kevin and Natalie Maguire

Address of Owner:

50 Leonard St.

Zip

06906

Applicant Name:

Kevin Maguire

Address of Applicant

50 Leonard St.

Zip

06906

Agent Name:

N/A

Address of Agent:

Zip

EMAIL ADDRESS:

kevinmaguire14@gmail.com

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

Telephone # of Agent _____

Telephone # of Owner

203-506-9953

(CONTACT IS MADE WITH AGENT, IF ONE)

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

Structure 1 - Single-Family Home. Use- Owner Occupied

Structure 2 - Barn. Use- Storage

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

Deck 1 - 195 SF Front Porch (18' 6" x 19' 10" x 7' 6")

Deck 2 - 120 SF Back Porch (10' x 10')

Addition 1 - 212 SF Mudroom (14' 8" x 19' 1" x 5')

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 on Table II Appendix B for a front streetline setback on Leonard St. of 20.9' in lieu of 24' required for proposed Deck 1. Reference Section 3 definitions - permitted obstructions one story permanently unenclosed porches allowed to project no more than 6 feet into the required yard.
- 2) Variance on Table II Appendix B for a front street center setback on Leonard St. of 40.9' in lieu of 49' required for proposed Deck 1.
- 3) Variance on Table II Appendix B for a front street center setback on Central St. of 33.5' in lieu of 49' required for proposed Deck 1.
- 4) Variance on Table II Appendix B for a front streetline setback on Central St. of 13.5' in lieu of 24' required for proposed Deck 1.
- 5) Variance on Table II Appendix B for a front streetline setback on Central St. of 12.9' in lieu of 24' required for proposed Deck 2.
- 6) Variance on Table II Appendix B for a front street center setback on Central St. of 32.9' in lieu of 49' required for proposed Deck 2.
- 7) Variance on Table II Appendix B for a front streetline setback on Central St. of 22.9' in lieu of 30' required for proposed Addition 1.
- 8) Variance on Table II Appendix B for a front street center setback on Central St. of 42.9' in lieu of 55' required for proposed Addition 1.

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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:

Due to the age of the home, and being a corner lot, the current home exists entirely outside of the building envelope.

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

The proposed additions will only increase the building/lot ratio from 13.22% to 16.29%. The proposed additions are limited in size to maintain the character of the home.

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

The variance will not alter the character of the neighborhood, will not impair any neighbor's use of their property, and will not require additional sewage or water. The addition of the front porch will match with the character of several surrounding homes. Please see the attached photos of adjacent residential properties as a reference.

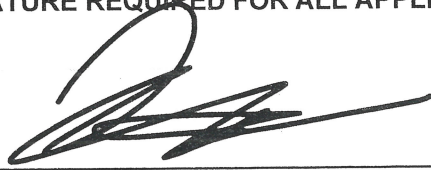
SPECIAL PERMIT

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

SPECIAL PERMIT is requested as authorized by Section(s) _____ of the Zoning Regulations.

Provide details of what is being sought:

SIGNATURE REQUIRED FOR ALL APPLICATIONS



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

Date Filed: 7/30/24

Zoning Enforcement Officer Comments:

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
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.

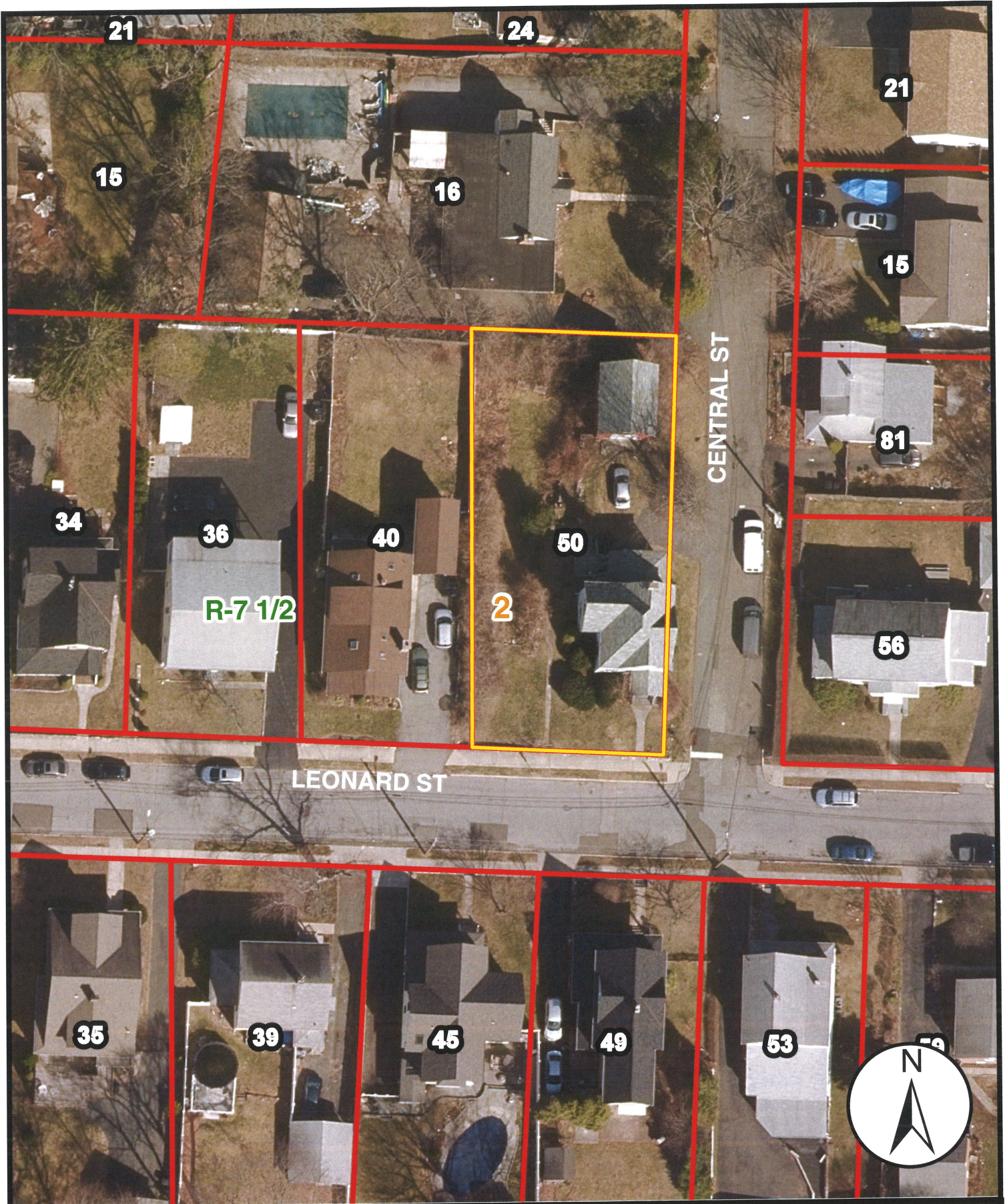
Zoning Enforcement:  Date: 7/30/24

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: _____

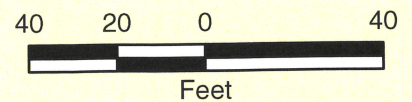
CAM Review by:
ZONING BOARD ZBA



ZBA Application #030-24
50 Leonard Street

Date: 8/1/2024

1 inch = 42 feet



R-7 1/2

2

CENTRAL ST

LEONARD ST

