

Application # 037-24

**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](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

2. Address of affected premises:

67 IROQUOIS ROAD 06902  
street zip code

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

Block: 150 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: MICHAŁ NAWROCKI

Address of Owner: 67 IROQUOIS RD, Zip 06902

Applicant Name: JOZSEF SOLTA ARCHITECTS

Address of Applicant: 902 VALLEY ROAD, NEW CANAAN Zip 06840

Agent Name: JOZSEF SOLTA ARCHITECTS

Address of Agent: 902 VALLEY RD, NEW CANAAN Zip 06840

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

Telephone # of Agent 203/722-5579 Telephone # of Owner 203/621-8300

(CONTACT IS MADE WITH AGENT, IF ONE)

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

(A) EXISTING 2 FAMILY HOUSE

(B) EXISTING 2 CAR GARAGE

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

ON THE FIRST FLOOR, THE EXISTING GARAGE WILL BE CONVERTED INTO STORAGE, AND A NEW GARAGE AREA WILL BE ADDED IN FRONT

ON THE SECOND FLOOR, THE LIVING ROOM WILL BE EXTENDED AND A MASTER BEDROOM SUITE WILL BE ADDED

THE ROOF OVER THE EXTENSION WILL BE TREATED AS A TERRACE. THE TERRACE WILL BE ACCESSABLE FROM THE LIVING ROOM BY A STAIR.

**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):

BUILDING COVERAGE, SIDE YARD AND REAR YARD.

Table B Appendix B - Variance

Asking for Rear Setback of 1.3' in lieu of 30.0'

Asking for Side Yard Setback of 2.0' in lieu of 6.0'

Asking for Building Area of 40.1% in lieu of 25%

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 OWNER WITH HIS FAMILY OF FIVE NEEDS MORE SPACE AS A CONTRACTOR HE PLANS TO BUILD THE EXTENSION HIMSELF. THIS IS HIS ONLY WAY TO PROVIDE SPACE FOR HIS THREE CHILDREN.

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

THIS PROJECT WILL INCLUDE THE SPACE OVER THE EXISTING GARAGE, WHICH WILL REDUCE THE BUILDING'S COVERAGE

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

THE EXTENSION WILL BE HARDLY VISIBLE FROM THE STREET, AS IT IS LOCATED BEHIND THE EXISTING BUILDING. THE ADJACENT CHURCH SUPPORTS THE APPLICATION  
**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:

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SIGNATURE REQUIRED FOR ALL APPLICATIONS



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

Date Filed: \_\_\_\_\_

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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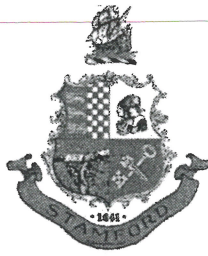
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8/2/24

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: [Signature] Date: 8/28/2024

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

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

Environmental Protection: [Signature] Date: 10/7/24

Addition more than 25% of existing living area.

CAM Review by:

ZONING BOARD  ZBA

APPLICATION FOR COASTAL SITE PLAN REVIEW

(Please print or type)

PROJECT LOCATION: 67 IROQUOIS RD, STAMFORD CT

PROPERTY OWNER: MICHAL NAWROCKI

APPLICANT NAME: JOZSEF SOLTA ARCHITECTS

ADDRESS: 902 VALLEY RD, NEW CANAAN CT 06840

PHONE: (203) 722-5579 (CELL)

CONTACT FOR QUESTIONS: JOZSEF SOLTA

ACREAGE OF PROJECT PARCEL: 0.14 ACRE - 6000 SF

SQUARE FEET OF PROPOSED BUILDING: 2400 SF

ZONING DISTRICT OF PROJECT PARCEL: R-6

PROJECT DESCRIPTION: 2 STORY EXTENSION OF AN EXISTING  
2 STORY, 2 FAMILY HOUSE

Coastal resources on which the project is located or which will be affected by the project:  
(See "Index of Policies" Planning Report 30)

Coastal policies affected by the project:  
(See "Index of Policies" Planning Report 30)

- a. bluffs or escarpments
- b. rocky shorefront
- c. beaches and dunes
- d. intertidal flats
- e. tidal wetlands
- f. freshwater wetlands
- g. estuarine embayments
- h. coastal flood hazard areas
- i. Coastal erosion hazard area
- j. developed shorefront
- k. islands
- l. coastal waters
- m. shorelands
- n. shellfish concentration areas
- o. general resource
- p. air resources

- a. water dependent uses
- b. ports and harbors
- c. coastal structures & filing
- d. dredging & navigation
- e. boating
- f. fisheries
- g. coastal recreation access
- h. sewer & water lines
- i. energy facilities
- j. fuel, chemicals & hazardous materials
- k. transportation
- l. solid waste
- m. dams, dikes & reservoirs
- n. shellfish concentration
- o. general development
- p. open space

If the project is adjacent to coastal waters, is the project water dependent? (See C.G.S. sec. 22a-93)  
 Yes  No  Not Applicable


If yes, in what manner?

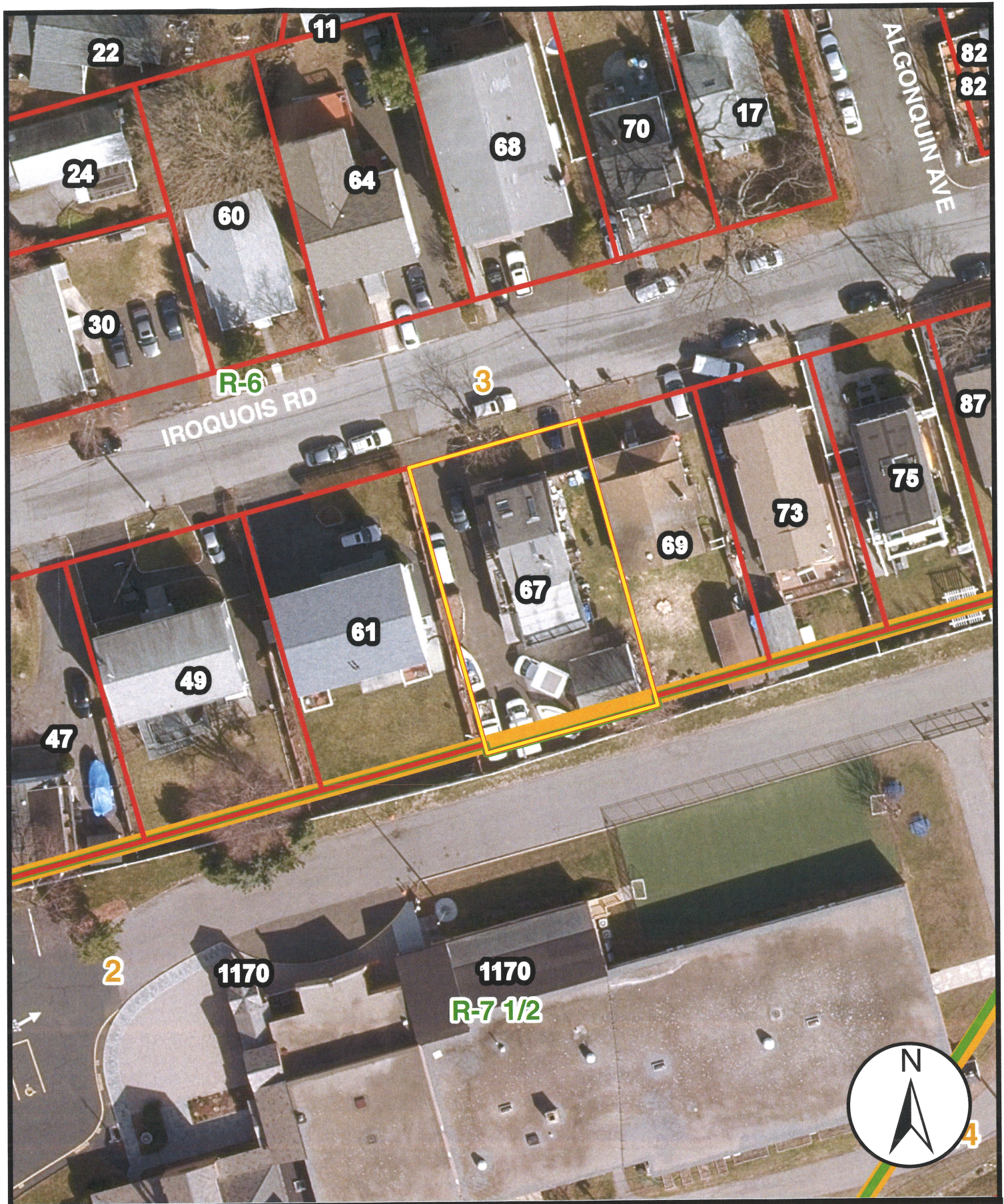
- Docks, piers, etc.
- Industrial process or cooling waters
- General public access
- Other, please specify: \_\_\_\_\_

What possible adverse or beneficial impacts may occur as a result of the project?  
(Attach additional sheet if necessary)

How is the proposal consistent with all applicable goals and policies of the CAM Act?

What measures are being taken to mitigate adverse impacts and eliminate inconsistencies with the CAM Act?  
(Attach additional sheet if necessary)

Applicant Signature: 



**ZBA Application #037-24**  
**67 Iroquois Road**

Date: 10/11/2024

