

MAYOR  
DAVID R. MARTIN



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

**ZONING BOARD OF APPEALS**  
977-4160

**Chair**  
Claire D. Friedlander

**Board Administrator**  
Mary Judge

October 6, 2015

TO: Zoning Board of Appeals Members and Alternates  
James J. Lunney III, Zoning Enforcement Officer  
Norman Cole, Zoning Board, Land Use Bureau Chief  
Donna Loglisci, Town Clerk  
Traffic Engineering, Mani Poola  
Engineering Bureau, Lou Casolo  
Board of Representatives  
Health Department  
EPB  
Planning Board, David Woods  
Cablevision of Connecticut  
DEP - CAM Unit, Hartford  
Michael J. Cacace, Esq.  
William J. Hennessey, Jr., Esq.  
Government Center Building Management

A Public Hearing of the Zoning Board of Appeals of the City of Stamford is scheduled for Wednesday evening October 14, 2015, at 7:00 PM in the Cafeteria located on the fourth (4th) floor of the Stamford Government Center Building, 888 Washington Boulevard, Stamford.

Copies of the legal notice and agenda are attached.

If time permits, a Board Meeting will follow in order to discuss and possibly decide the Applications heard at this Public Hearing and any other business pending before the Board.

**ZONING BOARD OF APPEALS  
PUBLIC HEARING AGENDA  
Wednesday, October 14, 2015, Stamford Government Center  
Cafeteria, 4<sup>th</sup> Floor, 7:00 PM**

**I. ANNOUNCEMENTS -**

**II. PUBLIC HEARING -**

#053-15 103 Belltown Road	Chris and Shanon Viteretto
#051-19 75 Wild Druck Road Anthony Strazza, Agent	Roman Banka
#050-19 125 Turn of River Road Sarah Lipsker, Agent	TAP Capital Partners, LLC
#048-15 198 Cold Spring Road J. Kaufman, Atty., Agent	R&S Realty & Development LLC
#052-15 278 Strawberry Hill Avenue John Leydon, Atty, Agent	St. Bridget's RC Church Corp.

**PLEASE NOTE: CHANGES/CANCELLATIONS TO THE AGENDA MAY BE MADE AT THE LAST MINUTE- PLEASE CALL THE OFFICE AT 203-977-4160 TO FIND OUT IF CHANGES/CANCELLATIONS HAVE BEEN MADE TO THE AGENDA.**

**III. BOARD MEETING**

- PREVIOUS APPLICATIONS -
- CURRENT APPLICATIONS --
- OTHER BOARD BUSINESS -- Approval of Minutes of September 9, 2015

**The order of the agenda is subject to change prior to the hearing**

**Members tentatively scheduled to hear these applications:  
Claire Friedlander, Georgiana White, John Sedlak, Jon Hoch, Ernest Matarasso**

Application #053.15 of **Chris & Shanon Viteretto** for a variance of Table III, Appendix B (Side Yard Setback Requirements) of the Zoning Regulations in order to construct an addition to the existing dwelling. The proposed would be 2.8 feet from the side yard property line in lieu of the 6.0 feet required. Said property is located on the east side of Belltown Road in an R7-1/2 zone and is known as 103 Belltown Road.

Application #051-15 of **Roman Banka** for a variance of Article III, Section 6 (Districts and District Regulations Requirements) of the Zoning Regulations in order to install a generator in the front yard. The proposed generator would be 40.0 feet from the front yard property line and 15.0 feet from the dwelling. Said property is located on the east side of Wild Duck Road in an RA-1 zone and is known as 75 Wild Duck Road.

Application #050-15 of **TAP Capital Partners LLC** for a variance of Table III, Appendix B (Front Yard Setback, Front Street Centerline Setback, Side Yard Setback and Area Coverage Requirements) of the Zoning Regulations in order to construct a new 2-1/2 story dwelling. The proposed would be 7.4 feet from the front yard property line in lieu of the 40.0 feet required; 32.4 feet from the front street centerline in lieu of the 65.0 feet required; 2.8 feet from the side yard property line in lieu of the 10.0 feet required and have an area building coverage of 22.6% in lieu of the 20.0% maximum allowed. Said property is located on the east side of Turn of River Road in an R-10 zone and is known as 125 Turn of River Road.

Application #048-15 of **R&S Realty & Development LLC**, for a variance of Article III, Section 7.1.D (Districts and District Regulations Requirements) of the Zoning Regulations in order to permit the existing dwelling to be as low as 8.4 feet below the Base Flood Elevation in lieu of the 35.5 feet required and as low as 9.4 feet below the Mean Elevation Standard in lieu of the 36.5 feet required. Said property is location on the west side of Cold Spring Road at the intersection of Severance Drive in an R-7-1/2 zone and is known as 198 Cold Spring Road.

Application #032-15 of **St. Bridget's Roman Catholic Church Corporation** for a Special Exception of Article III, Section (4) (AA) (2.3) (d) (Districts and District Regulations Requirements) of the Zoning Regulations in order to allow for modification of existing floor and site plans to include adjustments to shape of building, additional doorway, step, walkway, rail, covered entry and slab and associated retaining wall and grading to house air conditioning equipment of linear and area dimensions set forth in the plans submitted. Said property is located on the west side of Strawberry Hill Avenue at the intersection of Vincent Avenue in an R-10 zone and is known as 278 Strawberry Hill Avenue.