MAYOR
THOM SERRANI

ZONING BOARD OF APPEALS
977-4160

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

November 30, 1988

RE: Application for Variance/Special Exception

Dear Applicant/Agent:

Attached is a copy of the Zoning Board of Appeals Certificate of Decision on your application.

This Certificate of Decision will be filed with the Town Clerk of the City of Stamford and advertised in the legal notices of the Advocate tomorrow, December 1, 1988.

Very truly yours,

Georgia A. Bacon
Administrative Assistant
and Clerk of the Board

Attach.

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ZONING APPEALS BOARD CERTIFICATE VOL. 5355 PAGE 350

20109

I, LEONARD DiPRETA, zoning enforcement officer for the City of Stamford, in compliance with Special Act No. 379 of the 1951 General Assembly, hereby certify that on October 26, 1988 a hearing was held by the Zoning Appeals Board on the application of:

SNET CELLULAR, INC.
(So. New England Telephone Company)

Appl. #109-88

for a variance of Section 10-A (Non-Conforming Uses) to permit the addition of a one-story (10 ft. high) 21' x 29' concrete equipment building behind existing building and tower which will house radio telephone equipment for cellular mobile telephone service. (Will be associated with antennas to be mounted on the tower).

Said property is located on the north side of Catoona Lane, in both the RM-1 and R-5 zones, and is described as follows:

All that certain parcel of land in Stamford (Fairfield County) Connecticut lying northerly of Catoona Lane, a public way, and more particularly bounded and described as follows:

Beginning at a concrete monument on the northerly sideline of Catoona Lane, said monument marking the southwesterly corner of land of Serafino Stoni and the southeasterly corner of the parcel described herein; thence S 82° 21' 00" W along the northerly sideline of Catoona Lane a distance of 100 feet to a concrete monument; thence N 7° 49' 40" W along land of owners unknown a distance of 125.83 feet to an iron pipe, thence N 81° 20' 15" E a distance of 50.01 feet to a concrete monument; thence N 7° 49' 30" W a distance of 363.95 feet to a concrete monument; thence N 82° 07' 00" E a distance of 402.57 feet to a concrete monument, the last three courses being along land of the City of Stamford; thence S 7° 53' 00" E a distance of 362.07 feet to a concrete monument; thence S 78° 43' 40" W a distance of 6.42 feet to a point; thence S 82° 37' 25" W a distanceof 115.86 feet to a point; thence S 81° 12' 10" W a distance of 80.65 feet to a concrete monument, the last four courses being along land of the grantor herein; thence S 81° 12' 10" W a distance of 19.36 feet to a point; thence S 82° 00' 10" W a distance of 130.71 feet to a concrete monument thence S 7° 49' 40" E a distance of 127.59 feet to the point of beginning and containing 3.645 acres, the last three courses being along land of said Stoni.

The parcel described above is a portion of land described in Book 527 at Page 533, a deed from Sir Douglas Alexander dated October 13, 1943 and described in Book 591 at Page 100, a deed from H.A. Bostron dated January 28, 1947.

and that the land affected is owned by and located on the following streets:

NAME	LOCATION
American Telephone & Telegraph	North side of Catoona Lane

and that the following is a statement of its findings and approval or rejection.

November 16, 1988

To deny this variance would deny the applicant reasonable use of the property.

Therefore, the Board grants a variance of Section 10-A (Non-Conforming Uses) to permit the addition of a one-story (10 ft. high) 21' x 29' concrete equipment building behind existing building and tower which will house radio telephone equipment for cellular mobile telephone service.

The applicant is allowed one year from the effective date of this decision in which to obtain a building permit.

Dated at Stamford, Connecticut, this 1st day of December, 1988.

Raymond D. Sanborne
Chairman; Zoning Board of Appeals

Leonard DiPreta
Zoning Enforcing Officer of the City of Stamford

The land hereby affected lies in block 283

THE LAND AFFECTED HEREBY LIES IN BLOCK 283
OF THE STAMFORD BLOCK MAP. RECEIVED FOR RECORD
AT STAMFORD ON 12-1-88 AT 9:52A
ATTEST: LOIS PONTBRIANT, TOWN AND CITY CLERK

Sanborne, Chairman; Friedlander; Haygood; Granelli (4 Members Only)

PUBLIC HEARING: October 26, 1988 **BOARD MEETING:** November 16, 1988

APPLICANT:

109-88 SNET CELLULAR, INC.
(So. New England Telephone Company)
North side of Catoona Lane

1— Application of SNET Cellular, Inc. (So. New England Telephone Company) for a variance of Section 10-A (non-Conforming Uses) to permit the addition of a one-story (10' high 21' x 29' concrete equipment building behind existing building and tower which will house radio telephone equipment for cellular mobile telephone service. (Will be associated with antennas to be mounted on the tower). Said property is located on the north side of Catoona Lane, in both the RM-1 and R-5 zones, and is described as follows:

All that certain parcel of land in Stamford (Fairfield Co.) Connecticut lying northerly of Catoona Street, a public way, and more particularly bounded and described as follows:

Beginning at a concrete monument in the northerly sideline of Catoona Street, said monument marking the southwesterly corner of land of Serafino Stoni and the southeasterly corner of the parcel described herein; thence S 82° 21' 00" W along the northerly sideline of Catoona Street a distance of 100.03 feet to a concrete monument; thence N 7° 49' 40" W along land of owners unknown a distance of 125.85 feet to an iron pipe; thence N 81° 20' 15" E a distance of 50.01 feet to a concrete monument; thence N 7° 49' 30" W a distance of 363.95 feet to a concrete monument; thence N 82° 07' 00" E a distance of 402.57 feet to a concrete monument, the last three courses being along land of the City of Stamford; thence S 7° 53' 00" E a distance of 562.07 feet to a concrete monument; thence S 78° 43' 40" W a distance of 6.42 feet to a point; thence S 82° 37' 25" W a distance of 115.86 feet to a point; thence S 81° 12' 10" W a distance of 60.65 feet to a concrete monument, the last four courses being along land of the grantor herein; thence S 81° 12' 10" W a distance of 19.36 feet to a point; thence S 82° 00' 10" W a distance of 130.71 feet to a concrete monument; thence S 7° 49' 40" E a distance of 127.59 feet to the point of beginning and containing 3.645 acres, the last three courses being along land of said Stoni.

The parcel described above is a portion of land described in Book 527 at Page 553, a deed from Sir Douglas Alexander dated October 13, 1943 and land described in Book 591 at Page 100, a deed from H. A. Bostron dated January 28, 1947.

DECISION:

November 16, 1988

To deny this variance would deny the applicant reasonable use of the property.

Therefore, the Board grants a variance of Section 10-A (Non-Conforming Uses) to permit the addition of a one-story (10 ft. high) 21' x 29' concrete equipment building behind existing building and tower which will house radio telephone equipment for cellular mobile telephone service.

The applicant is allowed one year from the effective date of this decision in which to obtain a building permit.

VOTE ON APPLICATION:

YES	NO
Raymond D. Sanborne	
Edward E. Granelli	
Marc Friedlander	
Merce Haygood	