

**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)

**RECEIVED**

OCT 29 2021

**ZONING BOARD  
OF APPEALS**

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
- Motor Vehicle Approval:**

New Car Dealer  Used Car Dealer  General Repairer  Limited Repairer  Gasoline Station

2. Address of affected premises:

39 Ralsey Road South 06902  
street zip code

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

Block: 25 Zone: R-10 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: Rahwa Senay and Senai Ahderom

Address of Owner: 39 Ralsey Road South Zip 06902

Applicant Name: Rahwa Senay and Senai Ahderom

Address of Applicant 39 Ralsey Road South Zip 06902

Agent Name: John F.X. Leyden, Jr., ESQ/Law Office of John F.X. Leyden, Jr., LLC

Address of Agent: 350 Bedford Street, Suite 403 Zip 06901

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

Telephone # of Agent (203) 253-0489 Telephone # of Owner Rahwa (917) 304-2145  
Senai (646) 630-4109

(CONTACT IS MADE WITH AGENT, IF ONE)

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

One single family dwelling

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

Addition to the proposed dwelling as set forth in the plans submitted herewith and raising of generator to comply with flood regulations.

**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 from Table III, Appendix B to allow a side setback of 8.1 feet on the north side in lieu of the 10.0 feet required.

2) Variance from Table III, Appendix B to allow a combined side yard setback of 11.1 feet in lieu of the 20.0 feet required.

3) Variance from Table III, Appendix B to allow a side yard setback of 4.40 feet on the south side in lieu of the 10.0 feet required.

4) Variance from Table III, Appendix B to allow a combined side yard setback of 12.5 feet in lieu of the 20.0 feet required.

5) Variance of Section 3. B (Accessory Structure) to allow a generator to remain 2.6 feet from the north side property line in lieu of the 5.0 feet required and to allow said generator to be raised

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: <sup>to comply with flood regulations</sup>

A. Describe the unusual hardship in being unable to carry out the strict letter of the Zoning Regulations:

The home was constructed in 1926 and, therefore, predates the enactment of the zoning regulations.

The home has been raised to comply with flood regulations. Certain portions of it encroach into setbacks.

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

The applicant is requesting only the approval to enclose certain areas which were previously open and to comply with Flood regulations.

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

The ability to enclose open areas will create more privacy for neighbors.

**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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

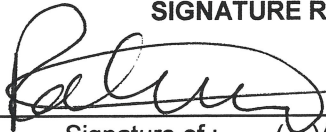

**MOTOR VEHICLE APPLICATIONS**

(Complete this section only for Motor Vehicle/Service Dealers Applications)

Provide details of what is being sought.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SIGNATURE REQUIRED FOR ALL APPLICATIONS**

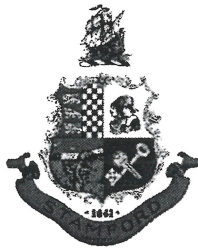
 \_\_\_\_\_ 

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

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

\_\_\_\_\_

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**CITY OF STAMFORD  
ZONING BOARD OF APPEALS**

**APPLICATION PACKET**

Board Members  
**Claire D. Friedlander, Chair**  
**John A. Sedlak**  
**Nino Antonelli**  
**Joseph Pigott**  
**Lauren Jacobson**

Alternate  
**Ernest Matarasso**  
**Matthew Tripolitsiotis**

Land Use Administrative Assistant  
**Mary Judge**

**ALL APPLICATIONS MUST BE APPROVED AND REVIEWED BY THE  
ZONING ENFORCEMENT AT LEAST ONE WEEK PRIOR TO THE  
SUBMITTAL DATE**

Zoning Enforcement: \_\_\_\_\_

*[Handwritten Signature]*

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

*10/26/21*

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: \_\_\_\_\_

*Ralph Blensky*

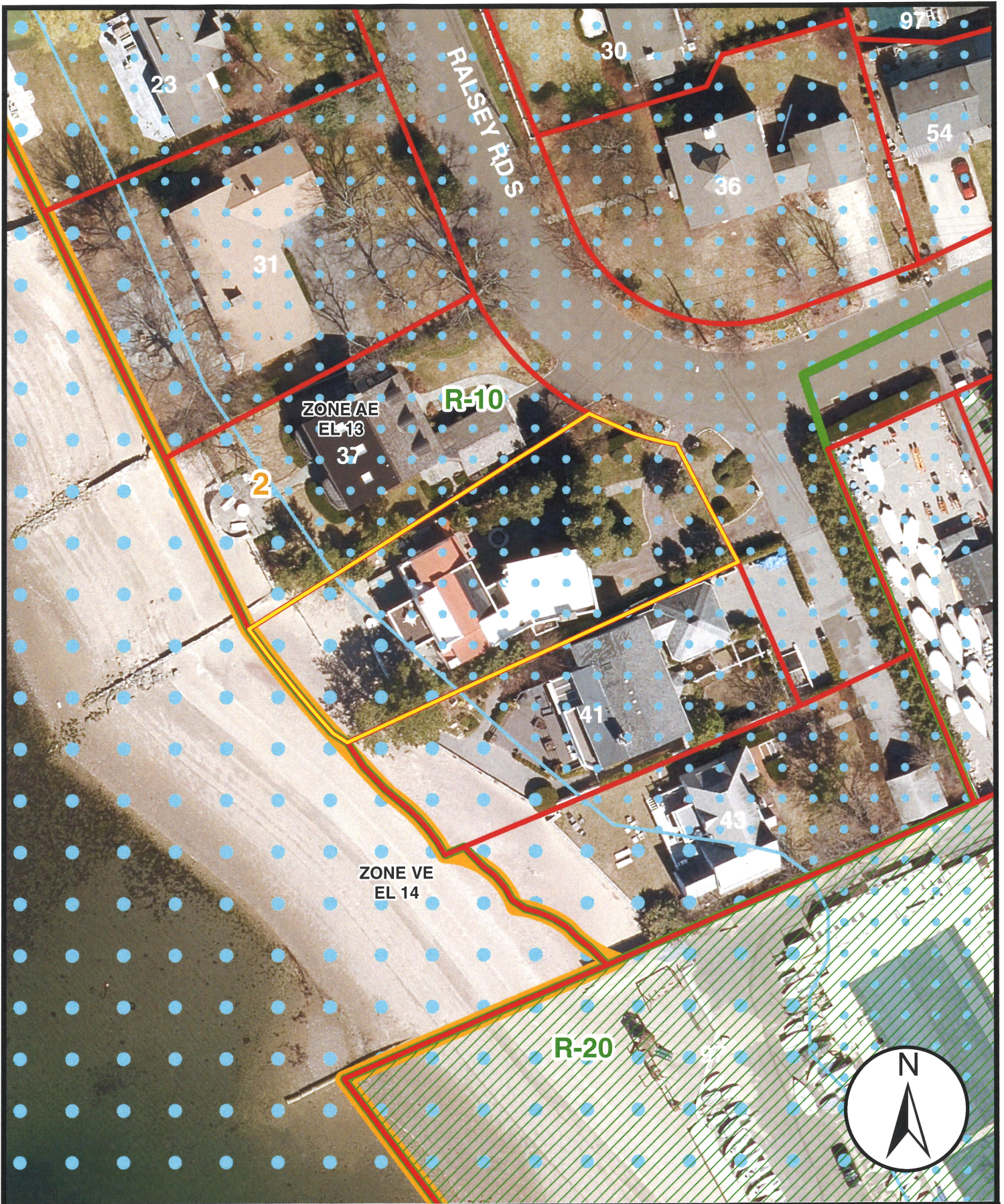
Date: \_\_\_\_\_

*10/20/21*

CAM Review by:

Zoning Board

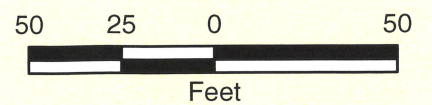
ZBA



**ZBA Application #039-21**  
**39 Ralsey Road South**

Date: 11/3/2021

1 inch = 50 feet



APPLICATION FOR COASTAL SITE PLAN REVIEW

(Please print or type)  
 PROJECT LOCATION: 39 Waldsey Road, South  
 PROPERTY OWNER: Teahwa Sandy and Senai Anderson  
 APPLICANT NAME: Teahwa Sandy and Senai Anderson  
 ADDRESS: 39 Waldsey Road South  
 PHONE: (917) 304-2145 (Teahwa) (646) 650-4109 (Senai)  
 CONTACT FOR QUESTIONS: Agent: John F.X. Leydon Jr. (203) 253-0489

ACREAGE OF PROJECT PARCEL: 0.29385± Acres  
 SQUARE FEET OF PROPOSED BUILDING: 2,492 (Building Coverage)  
 ZONING DISTRICT OF PROJECT PARCEL: R-10

PROJECT DESCRIPTION: Raise and renovate with additions to conform with Flood Prone Area Regulations

Coastal resources on which the project is located or which will be 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

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

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

What possible adverse or beneficial impacts may occur as a result of the project?  
 (Attach additional sheet if necessary) None anticipated

How is the proposal consistent with all applicable goals and policies of the CAM Act?  
Brings dwelling into conformance with flood prone area regulations to be FEMA Conforming & reduces potential flood damage losses  
 What measures are being taken to mitigate adverse impacts and eliminate inconsistencies with the CAM Act?  
(Attach additional sheet if necessary) Project will be contained with appropriate temporary

Soil and erosion control methods: John F.X. Leydon Jr., LLC  
 Agent: John F.X. Leydon Jr.  
 Applicant Signature: John F.X. Leydon Jr. a INCUBOS