

Darien
//

**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
- Motor Vehicle Approval:**

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

2. Address of affected premises:

62 CAMP AVENUE

street

zip code

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

Block: 347 Zone: M-L Sewered Property yes () no

Is the structure 50 years or older () yes No

Corner Lots Only: Intersecting Street: HIGHVIEW AVE

Within 500 feet of another municipality: No () Yes Town of DARIEN

3.

Owner of Property: LOSTOCCO BROTHERS STAMFORD LLC

Address of Owner: 90 FEDERAL ROAD DANBURY Zip 06810

Applicant Name: LUIS A VALBUENA JR.

Address of Applicant 110 EXETER ST. BRIDGEPORT Zip 06606

Agent Name: _____

Address of Agent: _____ Zip _____

EMAIL ADDRESS: NEWFIELDSERVICESSTAMFORD@GMAIL.COM

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

Telephone # of Agent 203-536-2735 Telephone # of Owner _____

(CONTACT IS MADE WITH AGENT, IF ONE)

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

EXISTING 104' X 74' BLOCK BUILDING AUTOMOTIVE PARTS STORE
AND 4 LIFT LICENSED CAR SERVICE STATION

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

27' X 74' EASTERLY PORTION LICENSED SERVICE AREA (2000 SQ. FT.)

4 Employees including self

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):

Variations 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:

DO NOT WRITE ON BACK OF PAGE

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

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

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.

*Applicant is seeking to certify location approval with
CGS 14-54 to conduct business as an
Auto Repair Shop at 62 Camp Avenue*

SIGNATURE REQUIRED FOR ALL APPLICATIONS

Duis A. Salter

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

Date Filed: _____

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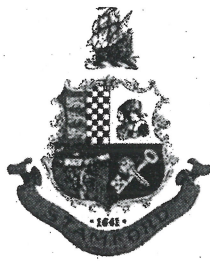
Zoning Enforcement Officer Comments:

DECISION OF THE ZONING ENFORMENT 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
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**

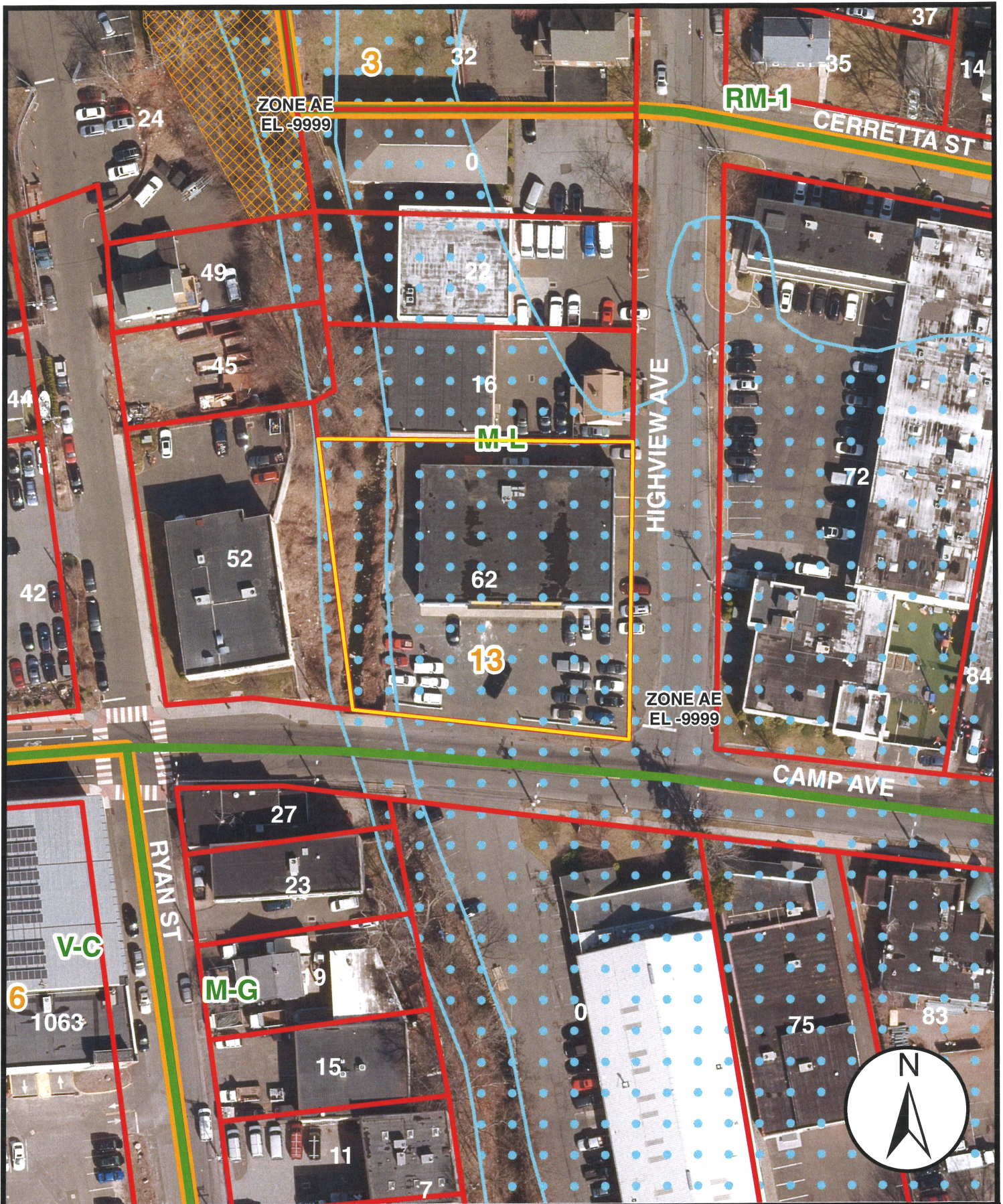
Zoning Enforcement:  Date: 1/26/22

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: _____

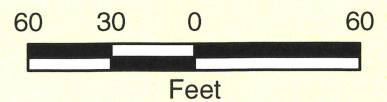
CAM Review by: Zoning Board ZBA



ZBA Application #005-22
62 Camp Avenue

Date: 2/9/2022

1 inch = 67 feet



WAS REMOVED BY
A DISTANCE OF 1
IN PLACE. THIS
WILL BE UNDERS
TO BRACE FILL.

12/21

HIGHVIEW AVENUE

519° 35' E

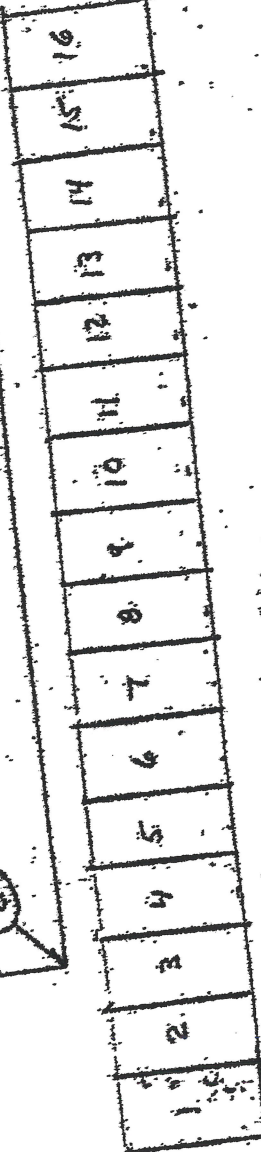
156.00

Demised
Premises

FOUNDATION
ONLY

10.5

10.5



130.00

576° 44' 40" W

Camp Ave.

#005-22

Brook

Springdale

19.67

562° 38' 45" W

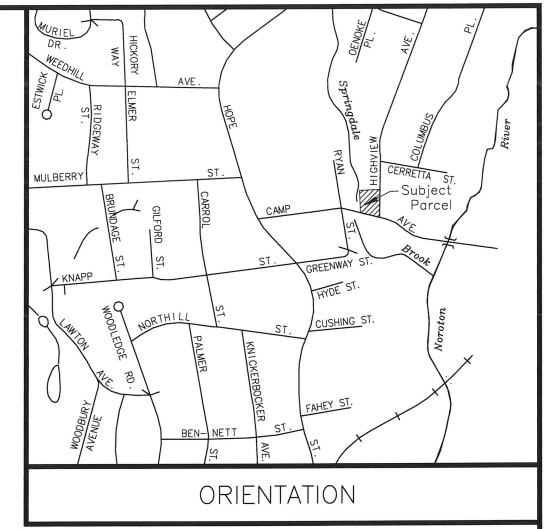
ZONE AS DEPICTED
 M-L ZONE BUILDING SETBACK REQUIREMENTS
 Front Street Line Setback..... 10'
 Center Line Of Street Setback..... 35'
 Rear Yard Setback..... 15'
 Side Yard Setback..... None Required But If Provided Must Be At Least 4 Feet.
 Max. Building Coverage.....90% Of Lot Area

In any Business, Commercial or Industrial District, a building erected on a corner lot shall be required to comply with the front setback standard on all streets and shall comply with the rear yard setback standard for the lot line generally opposite the narrower street frontage. All other yards shall comply with the side yard setback standard. In the case of equal frontages the owner may designate which street line shall be the front lot line for the purpose of determining the rear lot line. (91-025)
 Zoning Information is Subject to the Review and Approval by the appropriate governing Authorities

Block No. 347

LEGEND

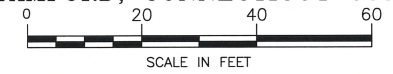
| | | | |
|-----------------------|--|-------------|--|
| Stone Wall | | Existing | |
| Concrete Wall | | | |
| Fence | | | |
| Catch Basin (In Curb) | | Manhole | |
| Catch Basin (Flush) | | Yard Drain | |
| Gas Box | | Light Pole | |
| Water Box | | Sign | |
| Monitoring Well | | Clean Out | |
| Metal Cover | | Metal Cover | |



Property Lines Not Staked By Contractual Agreement
 Soil Types Not Delineated By Contractual Agreement

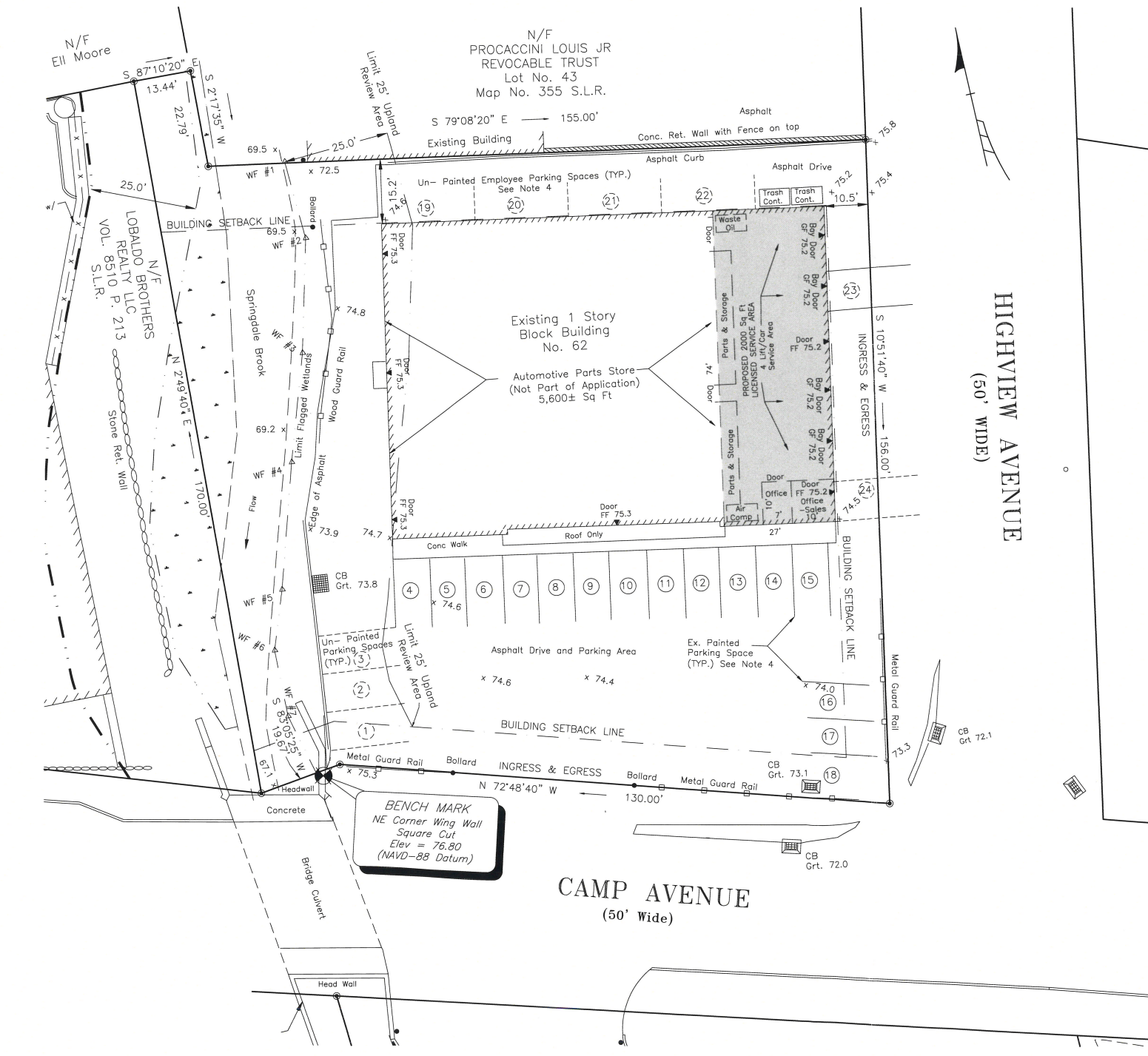
#005-22

**PLOT PLAN
 PREPARED FOR
 NEWFIELD SERVICES STAMFORD LLC
 62 CAMP AVENUE
 STAMFORD, CONNECTICUT 06907**



Notes

- Underground utility, structure and facility locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parol testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to Edward J. Frattaroli, Inc. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction.
- The contractor shall notify all public utility companies by calling Call-Before-You-Dig at 1-800-922-4455 at least 72 hours prior to crossing their lines. Subject to Partial Snow Cover at Time of Field Investigation.
- Property is Subject to utility easements or Private Agreements if any, in addition to those Depicted, Noted and or referenced on this Map. Reference is hereby made to all notes on Recorded Documents hereon referenced that pertain to the Subject Parcel. Property may have Substructures and/or their encroachments below grade, if any, in addition to those noted and or depicted.
- Parking Spaces are Subject to the Review and Approval by the Appropriate Governing Authorities. Size and location of Building interior Provided by others
- Subject Property Depicted Lies in Flood Zone "AE" as Defined and Depicted on FIRM Map Panel 507 of 626, Community-Panel Number 09001C0507F; Effective Date June 18, 2010. Approximate Flood Elevation 76.5±.
- Soil Survey Conducted By "Pietras Environmental Group, LLC". the wetland flags were placed on 3-25-17 by Pietras Environmental Group, LLC. Refer to Wetland delineation Report Dated 3-27-17



This Sketch is an accurate Representation of the Proposed Licensed Areas

Refer To:
 Vol. 10943 P. 104 S.L.R.
 Map Nos. 113, 355 and 8934 S.L.R.
 Total Lot Area = 23,776 Sq. Ft. (Fig)
 Ex. Building Covers Cover 32.3% of Lot Area

Applicant _____ Date _____
 LUIS A VALBUENA JR NEWFIELD SERVICES STAMFORD LLC

Owner _____ Date _____
 LOSTOCO BROTHERS STAMFORD LLC 62 CAMP AVE

This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies-"Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. is a Building Location Map, Zoning, based on a "DEPENDENT RESURVEY" conforming to horizontal accuracy Class "A-2" and intended to be used for Compliance or Non-Compliance with Existing Requirements. To my knowledge and belief this plan is substantially correct as noted hereon.



Edward J. Frattaroli

REVISED JANUARY 6, 2022 (NAME CHANGE FOR ZBA)
 This Document and Copies Thereof are Valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null and void.

BY: KENNETH E FRATTAROLI CTLS 70012
 FOR: EDWARD J. FRATTAROLI, INC.
 Land Surveyors • Engineers • Land Planners
 62 Mill River Street (203)-359-2235
 STAMFORD, CONNECTICUT March 22, 2017