

**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** mjjudge@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:

0 Redmont Road aka 2 Opper Road 06903

street zip code

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

Block: 377 Zone: R-20 Sewered Property yes no

Is the structure 50 years or older yes No

Corner Lots Only: Intersecting Street: Redmont Road / Opper Road

Within 500 feet of another municipality: No Yes Town of _____

3.

Owner of Property: Brian Devenney

Address of Owner: 2 Opper Road, Stamford, CT Zip 06903

Applicant Name: Brian Devenney

Address of Applicant: 2 Opper Road, Stamford, CT Zip 06903

Agent Name: Quesited Consulting, LLC (Katie Wagner)

Address of Agent: 65 High Ridge Rd, #470, Stamford, CT Zip 06905

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

Telephone # of Agent 203-223-1125 **Telephone # of Owner** 646-824-7599

(CONTACT IS MADE WITH AGENT, IF ONE)

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

Single family residence with attached garage

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

There will be no change in the use of the property.

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):

The existing single family dwelling with attached garage is constructed within the required front yard and street set-back

The owner wants to put an addition over the existing garage keeping it aligned and consistent with the existing structure.

As such, please see the following requests:

Variance of Appendix B, Table 3 - Street line set-back of 34.7' in lieu of 40' required.

Variance of Appendix B, Table 3 - Street center set-back of 59.7' in lieu of 65' required.

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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:

Because the existing structure is already built 34.7' from the street line / 59.7' from the street center, in order to construct a cohesive structure, with the addition aligning with the existing walls, the set-back cannot be 40' / 65', respectively, as required by the regulations.

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

To create a second story addition that is cohesive with the existing structure it needs to align with the existing first floor walls.

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

The set-back of the building is remaining just as it currently is, therefore the project will not cause any change 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.

SIGNATURE REQUIRED FOR ALL APPLICATONS



Signature of: Agent () Applicant () Owner

Date Filed: _____

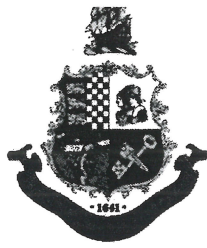
Zoning Enforcement Officer Comments:

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
Joseph Pigott, Chair
John A. Sedlak
Nino Antonelli
Claire Friedlander
Lauren Jacobson

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: *Mary Judge* Date: *1/26/22*

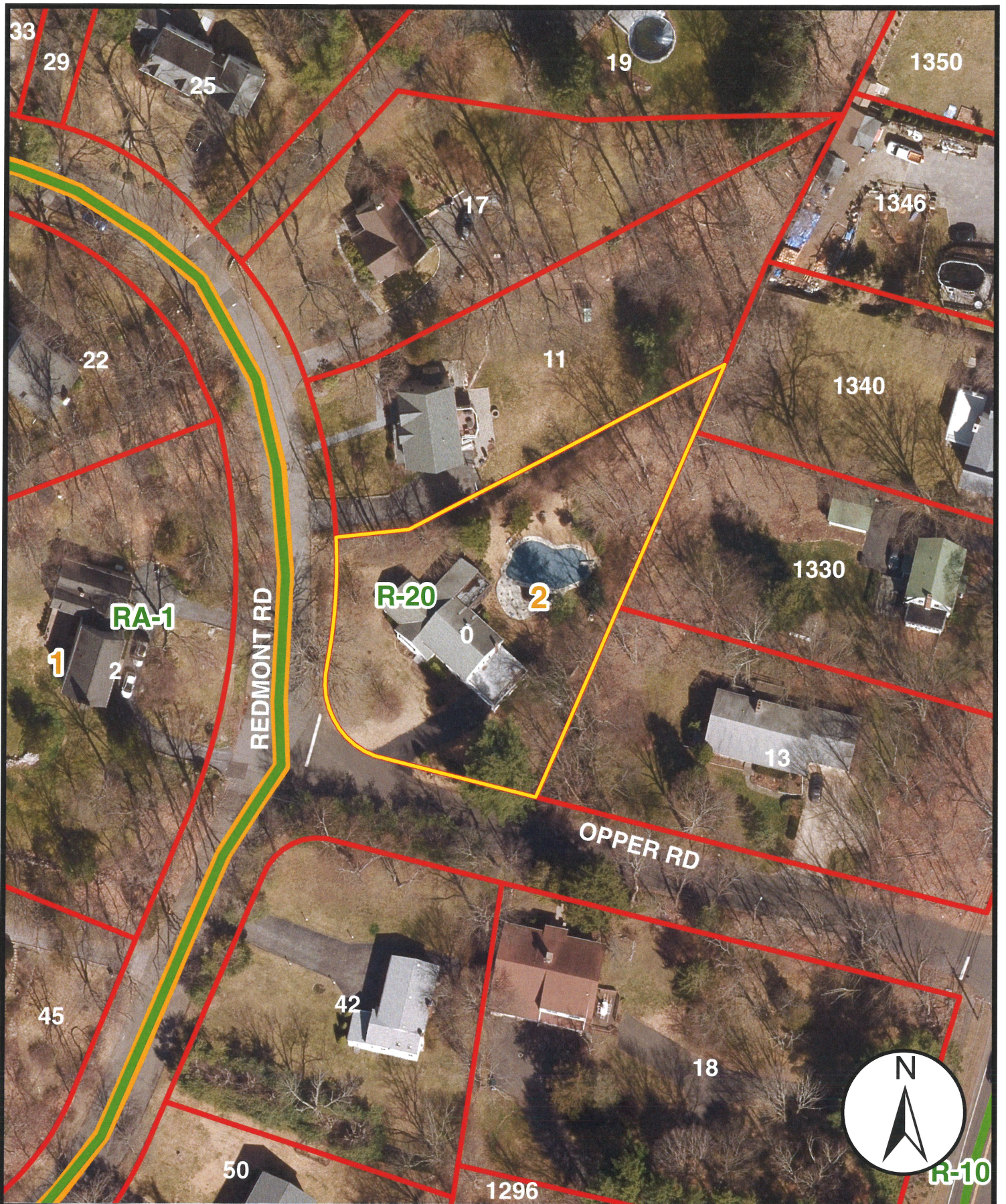
Is the project situated in the coastal boundary? Yes () No (X)

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

Environmental Protection: _____ Date: _____

CAM Review by: _____ ZBA

Zoning Board



ZBA Application #006-22
0 Redmont Road a.k.a. 2 Opper Road

Date: 2/9/2022

1 inch = 67 feet

