

**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)
- (x) Special Permit
- () Appeal from Decision of Zoning Enforcement Officer
- () Extension of Time
- () Gasoline Station Site Approval
- () Motor Vehicle Approval:

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

2. Address of affected premises:

221 Trinity Pass, Stamford, CT 06903

street zip code

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

Block: 406 Zone: RA-3 Sewered Property () yes (x) no

Is the structure 50 years or older () yes (x) No

Corner Lots Only: Intersecting Street: _____
Within 500 feet of another municipality: No (x) Yes () Town of _____

3. Owner of Property: Jason Miller and Joanna Love

Address of Owner: 221 Trinity Pass Road, Stamford, Connecticut Zip 06903

Applicant Name: Jason Miller and Joanna Love

Address of Applicant: 221 Trinity Pass Road, Stamford, Connecticut Zip 06903

Agent Name: N/A

Address of Agent: N/A Zip _____

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

Telephone # of Agent _____ **Telephone # of Owner** 617-548-7768

(CONTACT IS MADE WITH AGENT, IF ONE)

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

Existing Frame Residence
Existing Frame Cottage
New Garage

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

Standard use 3 car garage for vehicles and household storage.

Linear Dimensions: 27'Dx34'Wx15'3"H
Area Dimensions: 918 Square Feet

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):

DO NOT WRITE ON BACK OF PAGE

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:

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.

Please see attached supplemental page.

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:

Please see attached supplemental page.

Section 3 - Definitions 3.B Accessory Structure
See Attached

MOTOR VEHICLE APPLICATIONS BULK OF BUILDINGS. (204-41)

(Complete this section only for Motor Vehicle/Service Dealers Applications) Provide details of what is being sought.

Page 5 C addendum

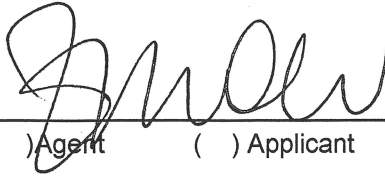
In accordance with below zoning regulations we formally request a special exception for the garage/ accessory structure. Garage is setback from all side and Rear Lot Lines as defined in this definition by 65.7', 113.5', and 176.7'. This one story Accessory Building is 15.3' in height

Special Permit

~~Page 5 Special Exception addendum~~

A Detached Accessory Building or Buildings of not more than one (1) Story and not exceeding 15' in height may occupy part of a Rear Yard in accordance with the percentage specified in Table III APPENDIX B, SCHEDULE OF REQUIREMENTS FOR AREA, HEIGHT AND BULK OF BUILDINGS; provided however, in the case of any Lot located in the RA-1, RA-2 or RA-3 District, by Special Permit issued by the Zoning Board of Appeals, such Accessory Building may exceed 15' in height but shall not exceed one (1) Story and shall not exceed 25' in height, (i) where the minimum setback of said Building from all side and Rear Lot Lines, as defined in this definition, is increased an additional one foot (1') for each one foot (1') of height over 15', and (ii) upon a finding by the Zoning Board of Appeals that the use, size, shape, location and design of said Building are appropriate in the context of both the Lot upon which it is located as well as adjoining Lots. Such Special Permit shall be exempt from the standards of Subsection 19.C.2.e. However, the total area of such Accessory Building plus the area of the Principal Building shall not exceed the maximum Building Area specified in Table III APPENDIX B, SCHEDULE OF REQUIREMENTS FOR AREA, HEIGHT AND BULK OF BUILDINGS. (204-41)

SIGNATURE REQUIRED FOR ALL APPLICATIONS



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

Date Filed: _____

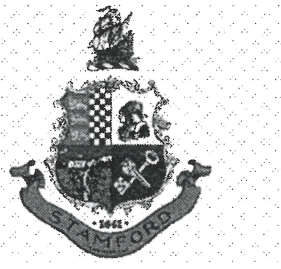
Zoning Enforcement Officer Comments:

DECISION OF THE ZONING ENFORCEMENT 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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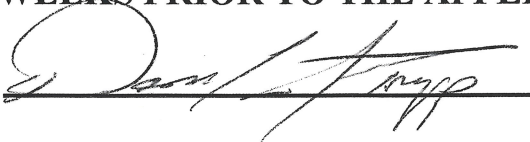
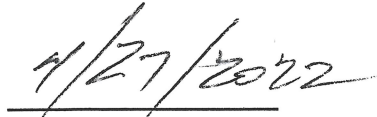
**CITY OF STAMFORD
ZONING BOARD OF APPEALS
APPLICATION PACKET**

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:  Date: 

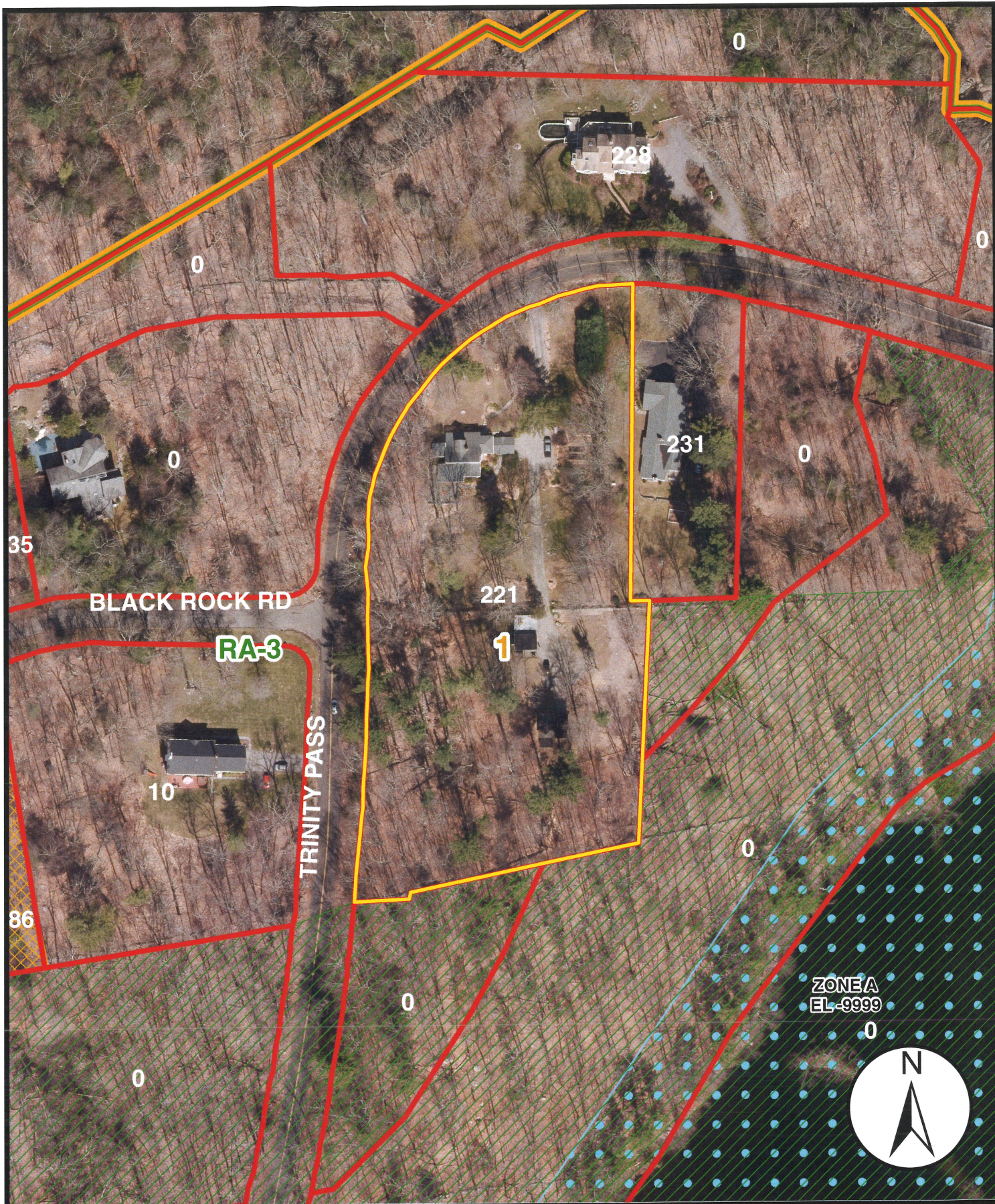
Is the project situated in the coastal boundary? Yes () No (X)

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

Environmental Protection: _____ Date: _____

CAM Review by: _____ ZBA

Zoning Board



ZBA Application #015-22
221 Trinity Pass

Date: 5/4/2022

