

**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
- Gasoline Station Site Approval
- Motor Vehicle Approval:

New Car Dealer Used Car Dealer General Repairer Limited Repairer

2. Address of affected premises:

18 Lincoln Avenue 06902

 street zip code

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

Block: 186 Zone: R-6 Sewered Property yes no

Is the structure 50 years or older yes No

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

3. Owner of Property: Carmen Barrera

Address of Owner: 18 Lincoln Avenue, Stamford, CT Zip 06902

Applicant Name: Carmen Barrera

Address of Applicant: 18 Lincoln Avenue, Stamford, CT Zip 06902

Agent Name: Quesited Consulting LLC

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 203-554-6111

(CONTACT IS MADE WITH AGENT, IF ONE)

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

Single family residence

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

There is no change in use. The proposed scope of work is a second story addition over the

existing footprint. Adding 2 bedrooms and 1 bathroom.

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):

Because the house was built within the required set-back, approval of the following variance is requested:

Per Appendix B, Table III:

Front yard 2.5 feet in lieu of 25.0 feet required

Street Centerline 27.5 feet in lieu of 50.0 feet required.

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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:

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

The existing single family dwelling is constructed within the required setbacks. In order to do any modification to the house, variance

approval is required, even while remaining within the footprint of the structure. Complaints from neighbors are not anticipated.

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

--To make any modifications to the house, variance approval is needed because the house is already built within the required set-backs.

--The project will upgrade the appearance of the home.
--The additional bedrooms and bathroom are needed for a growing family.

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

The setbacks requested are existing and not changing. The addition is within the footprint of the building and will not be higher than the

existing roof. As such, no significant changes are being made to the property that would have a negative impact 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 APPLICATIONS

Kate Wagner

Signature of: Agent Applicant Owner

Date Filed: 7/25/22

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 ONE WEEK PRIOR TO THE APPLICATION DEADLINE.

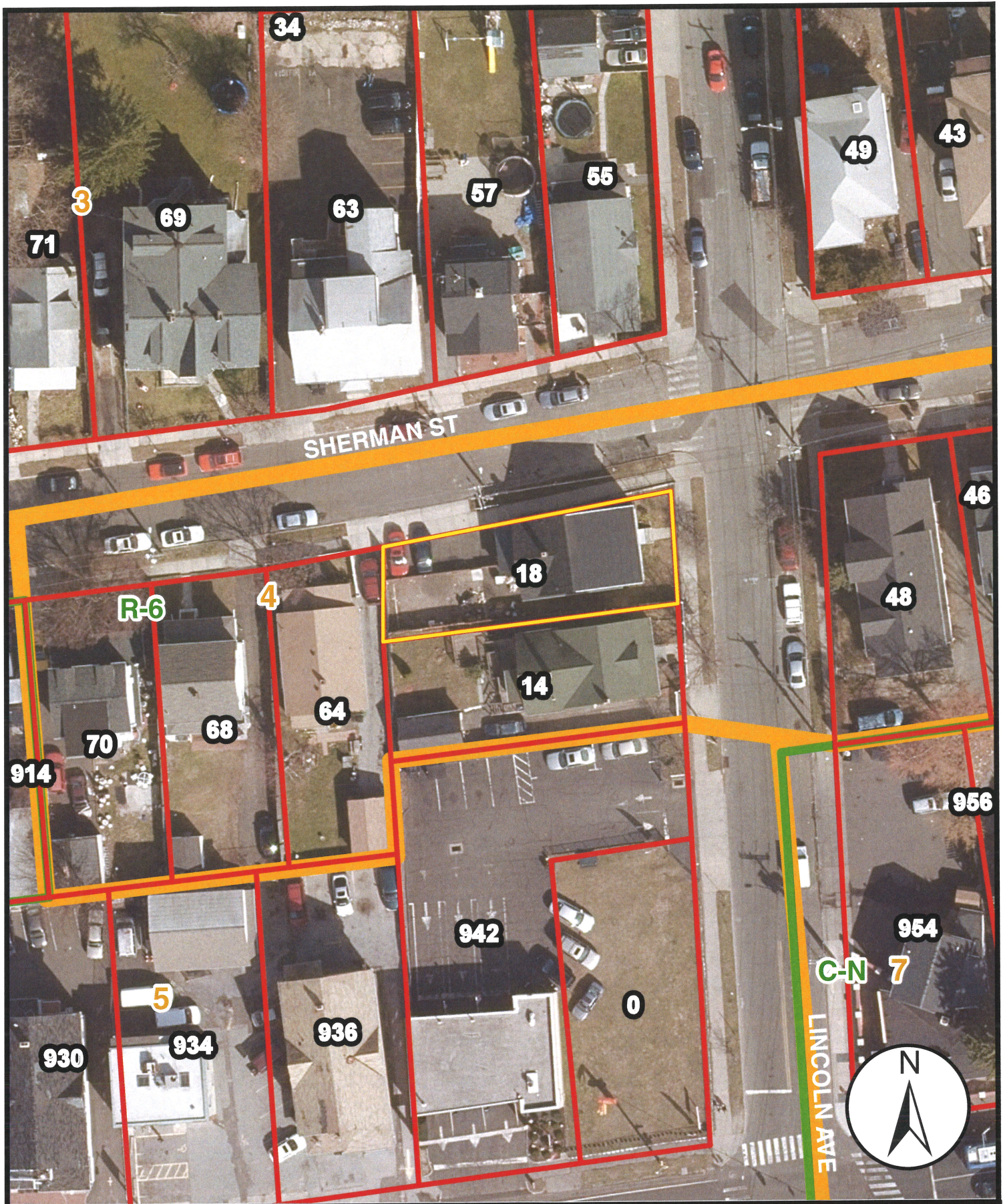
Zoning Enforcement: [Signature] Date: 7/25/2022

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: _____ ZBA



ZBA Application #023-22
18 Lincoln Avenue

Date: 8/5/2022

