

**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:

1911 Summer Street, Stamford, CT 06905

street zip code

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

Block: 225 Zone: C-L & C-B Sewered Property yes no

Is the structure 50 years or older yes No

Corner Lots Only: Intersecting Street: 5th Street

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

3. Owner of Property: KCI Summer LLC

Address of Owner: 1911 Summer Street, Stamford, CT Zip 06905

Applicant Name: KCI Summer LLC

Address of Applicant: 1911 Summer Street, Stamford, CT Zip 06905

Agent Name: Jason Klein, Carmody Torrance Sandak & Hennessey LLP

Address of Agent: 1055 Washington Boulevard, Stamford, CT Zip 06901

EMAIL ADDRESS: JKlein@carmodylaw.com

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

Telephone # of Agent 203-425-4200 Telephone # of Owner _____

(CONTACT IS MADE WITH AGENT, IF ONE)

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

The Property is improved with a two-story, 2,571+/- residential building that was built in 1914.

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

The Applicant intends to preserve the existing historic structure to be used as one (1) residential unit. As detailed in the attached Architectural Plans, the Applicant intends to construct a 4-story addition behind the existing structure containing four (4) dwelling units (a total of five [5] residences proposed). Should the ZBA approve the Variance relief requested herein, the Applicant intends to seek Special Permit and Site Plan Approvals from the Zoning Board approval pursuant to Section 7.3 of the Zoning Regulations to permit the preservation of the existing building and rehabilitation of the Property for multi-family residential use.

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) A Variance from Appendix B, Table IV, Footnote 7 to allow the construction of dwelling units with a Front Yard Setback from 5th Street of 5.0' in lieu of the 15' required for the portion of the Property within the C-L Zone.
 - (2) A Variance from Appendix B, Table IV, to allow the construction of a structure with a Front Yard Setback from 5th Street of 5.35' in lieu of the 10' required for the portion of the Property within the C-B Zone.
 - (3) A Variance from Table 12.5 to allow surface parking area to be located 1.15' from the southerly property line in lieu of the 5' required.
 - (4) A Variance from Table 12.5 to allow a surface parking area to be located 0' from a building in lieu of the 5' required.
 - (5) A Variance from Section 7.K to allow a Rear Yard of 10.13' in lieu of the 30' 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: The Property is unique in several respects. Notably, the Property is improved with a historic residential building first constructed in 1914. The Property is also unique in that it is in 2 zones (the C-L and C-B Zone). Its location in 2 zones subjects the Property to 2 different sets of setback, coverage and other Area and Bulk Standards. Abiding by both the C-L and C-B standards severely limits and complicates the ability to reasonably use the Property. Finally, the Property is a corner lot, with frontages on Summer Street and Fifth Street, and a Rear Yard (the easterly portion of the Property) that acts as a Side Yard in relation to neighbors along 5th Street. The strict enforcement of the Zoning Regulations prohibits the provision of parking facilities for residents of the Property.

B. Explain why the variance(s) is/are the minimum necessary to afford relief: The Variances are the minimum necessary to afford relief and will facilitate the preservation of a historic structure, and will allow for the construction of a thoughtfully designed addition. Notably the proposed density is only 55% of that permitted by the Zoning Regulations.

C. Explain why granting of the variance(s) would not be injurious to the neighborhood. The Variances will help further two planning priorities of the City: (1) the preservation of historic structures; and (2) the construction of more housing opportunities within the City of Stamford.

SPECIAL PERMIT

(Complete this section **only** for special exceptions)

SPECIAL EXCEPTION is requested as authorized by Section(s) N/A of the Zoning Regulations.

Provide details of what is being sought:

N/A

MOTOR VEHICLE APPLICATIONS

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

N/A

SIGNATURE REQUIRED FOR ALL APPLICATIONS



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

Date Filed: 12/22/22

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:  Date: 12/22/2022

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

Zoning Board

Zoning Data Chart: 1911 Summer Street, Stamford, Connecticut

Zoning Standard	Requirement	Existing Conditions	Proposed Conditions	Notes
Min. Lot Size	C-L=4,000 sf C-B=5,000 sf	C-L=5,164.6 sf C-B=1,874.1 sf Total = 7,038.7 sf	No Change	
Residential Density	9 units ¹	N/A	5 Units	
Front Yard Setback	C-L=15' from street line/35' from center line C-B=10' from street line/35' from center line	Summer St Frontage=14.3' 5 th St Frontage=16.51'	C-L/5 th St Frontage =5.0' C-B/5 th St Frontage=5.35' Summer St Frontage = No Change	Variance required.
Rear Yard Setback	30' from Easterly lot line ²	79'-8" from Easterly lot line	10.13' from Easterly lot line.	Variance Required.
Side Yard Setback ³	C-L=7.5' from Southerly lot line C-B=3' from Southerly lot line	3'-8" existing building setback from Southerly lot line	10' from Southerly Lot line.	Section 7.3 permits reduction of Side Yard Setback by up to 50%, but to no less than Light & Air Requirement pursuant to Special Permit Approval by the Zoning Board.
Building Height	C-L=5 stories / 60' ⁴ C-B=5 stories / 65' ⁵	3 stories / 35'±	4 stories / 47'	Section 7.3 permits increase in Building Height by 1 story / 15' pursuant to Special Permit Approval by the Zoning Board.
Building Area	4,164.925 sf ⁶	1,208 sf	3,849 sf	Section 7.3 permits increase in Building Area of 25% pursuant to

¹ Density permitted via C-L and C-B standards and "Permitted Density, Residential" Calculation.

² See Section 7.K of the Zoning Regulations, which requires Rear Yard that adjoins more restricted district to have "minimum depth equal to the required depth of the Rear Yard in the more restricted district." Rear Yard of Property adjoins the R-MF Zone, a more restrictive district, with a 30' setback.

³ 15' and 6' permitted as of right. 7.5' and 3' permitted via Special Permit approval from the Zoning Board pursuant to Section 7.3.

⁴ 4 stories and 45' permitted as of right.

⁵ 4 stories and 50' permitted as of right.

⁶ 3,331.94 permitted as of right. Up to 4,164.925 sf permitted via Special Permit approval from the Zoning Board pursuant to Section 7.3

1911 Summer Street Property Description

All that certain piece, parcel, or tract of land situate in the City of Stamford, County of Fairfield, and State of Connecticut, with the buildings and improvements thereon, bounded and described as follows:

NORTHERLY: 138.9 feet, more or less, by Fifth Street;

EASTERLY: 50 feet by land now or formerly of the Union Baptist Church;

SOUTHERLY: 138.6 feet, more or less, by land now or formerly of Elizabeth L. Lindsay, et al;
and

WESTERLY: 51.5 feet, more or less, by Summer Street as laid out by the City of Stamford.

Said premises are a portion of Lot No. 1 as shown and designated on a certain map entitled "Map of Building Property of Ayres Brothers and Holt in Stamford, Conn.", which map is on file in the Office of the Town and City Clerk of the City of Stamford as Map No. 64.



ZBA Application #004-23
1911 Summer Street

Date: 1/3/2023

