

Application # **029-23**

**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:

- ☒ (X) 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:

36 Rutz street Stamford, CT 06906

street

zip code

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

Block: 215 Zone: 7 1/2 Sewered Property ☒ (x) yes ☐ () 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: Michael Taveres & Roselyn Vassilatos

Address of Owner: 36 Rutz Street Stamford, CT Zip 06906

Applicant Name: Roselyn Vassilatos

Address of Applicant 36 Rutz Street Stamford, CT Zip 06906

Agent Name: _____

Address of Agent: _____ Zip _____

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

Telephone # of Agent _____ Telephone # of Owner _____

(CONTACT IS MADE WITH AGENT, IF ONE)

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

single family home

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

22'
A 12'x20' open porch used for recreational purposes

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):

Variance of Appendix B to allow a rear yard set back of 7.8 feet in lieu of the 30 feet required in R7.5 zone

DO NOT WRITE ON BACK OF PAGE

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 house was built 19.8 feet from the rear lot line. Other parts of the house are unable to
accommodate a deck.

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

The current deck is small and difficult to properly enjoy for a growing family. A variance allowing to be expanded closer
to the property line, yet within the accessory structure setback, would allow us to put a table, lounging, etc to enjoy with family.

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

The houses on this stretch of land (west side of Rutz between Toms Rd and Glen ave) are all narrow plots with homes
built to the setback. Our ask will still be withing accessory structure limits.

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.

APPEALS OF THE 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:

SIGNATURE REQUIRED FOR ALL APPLICATIONS

Roselyn Vassilatos

Michael Tavano

[Signature]

[Signature]

Signature of :

() Agent

(X) Applicant

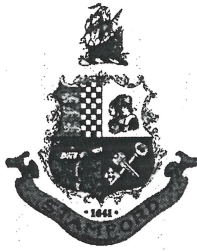
(X) Owner

Date Filed:

7/28/23

Zoning Enforcement Officer Comments:

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**CITY OF STAMFORD
ZONING BOARD OF APPEALS
APPLICATION PACKET**

Board Members
Joseph Pigott, Chair
Claire Friedlander
Lauren Jacobson
George Dallas

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.**

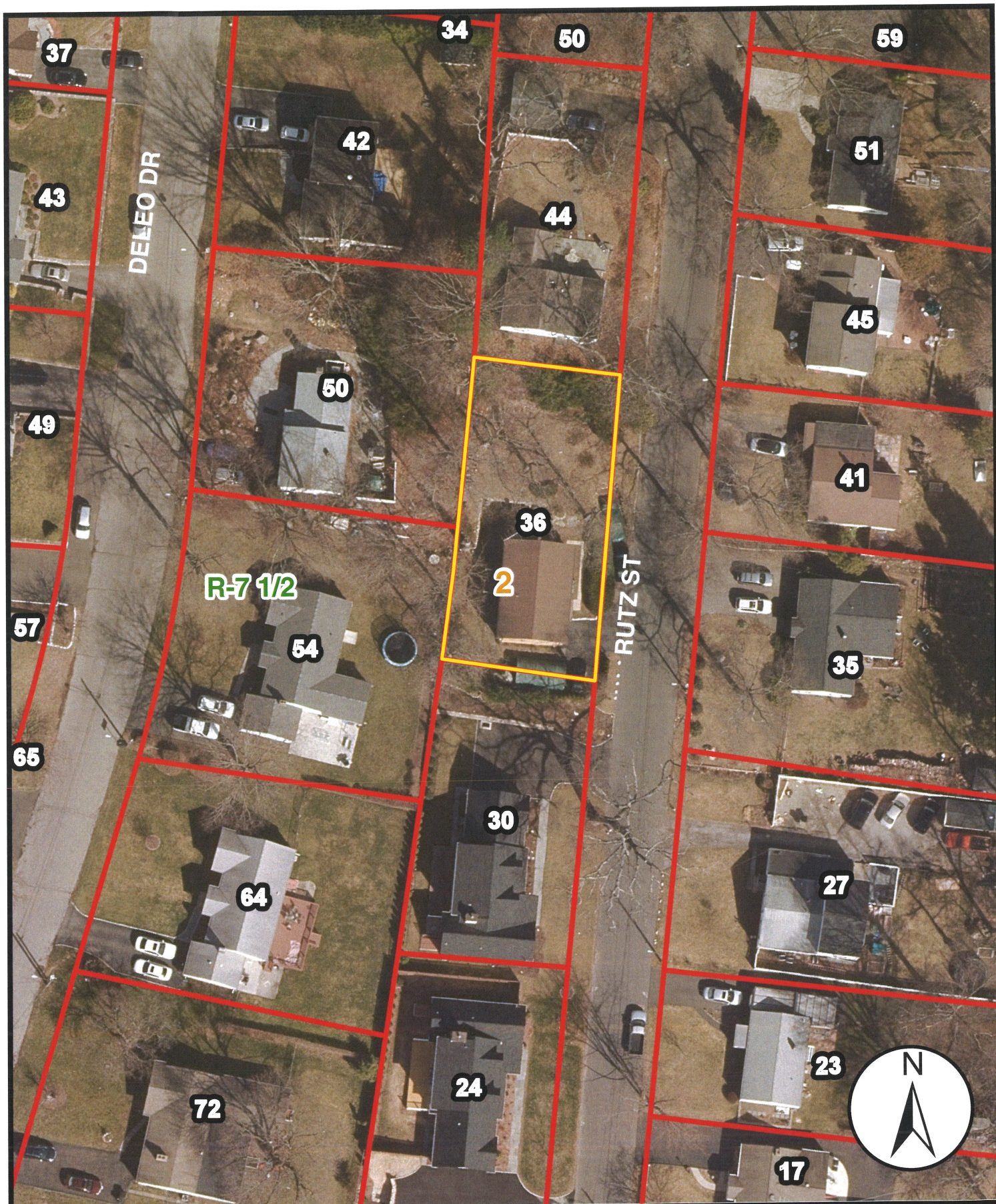
Zoning Enforcement: *M. M. M.* Date: *7/28/23*

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: _____

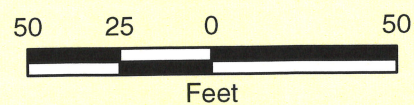
CAM Review by: Zoning Board ☐ ZBA ☐ _____



ZBA Application #029-23
36 Rutz Street

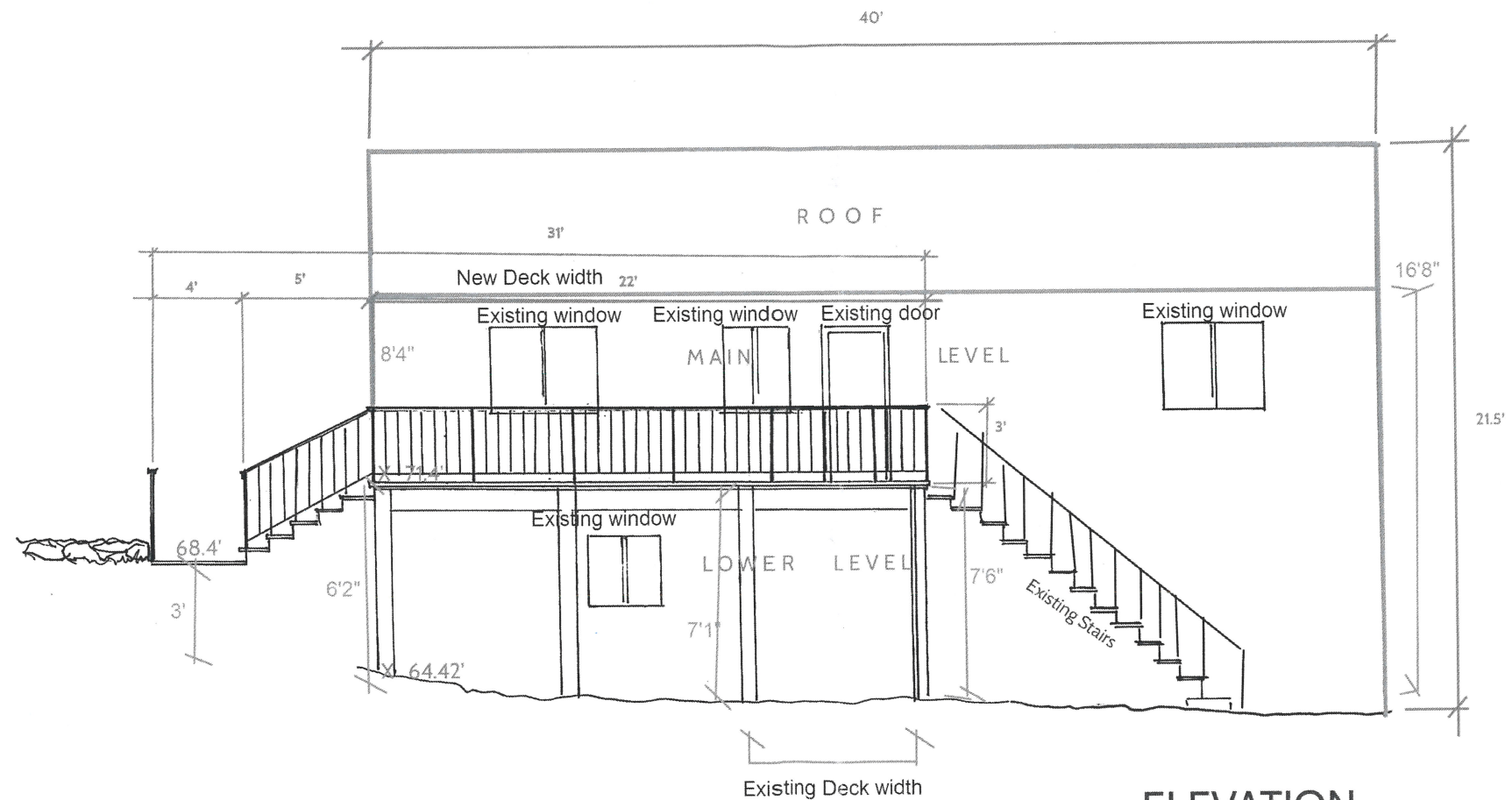
Date: 8/2/2023

1 inch = 50 feet





#029-23

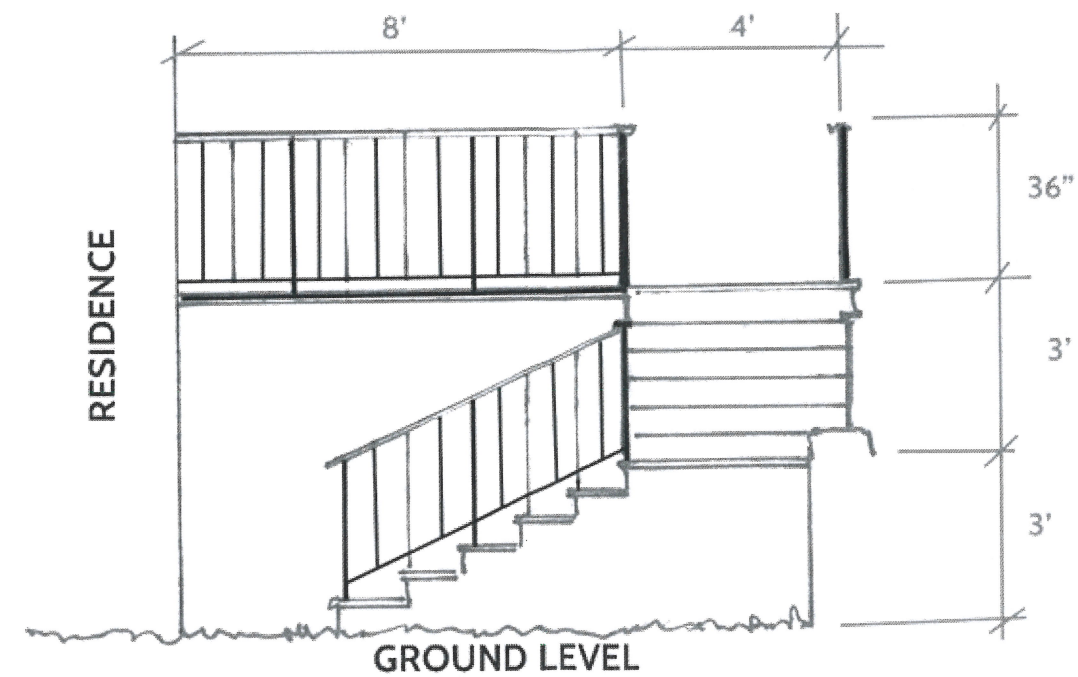


House to Property Line- 21'
 Current deck to Property Line- 13'
 New Deck to Property Line- 9'

ELEVATION
 West Side of House/Deck
VASSILATOS RESIDENCE
 36 Rutz Street, Stamford, CT

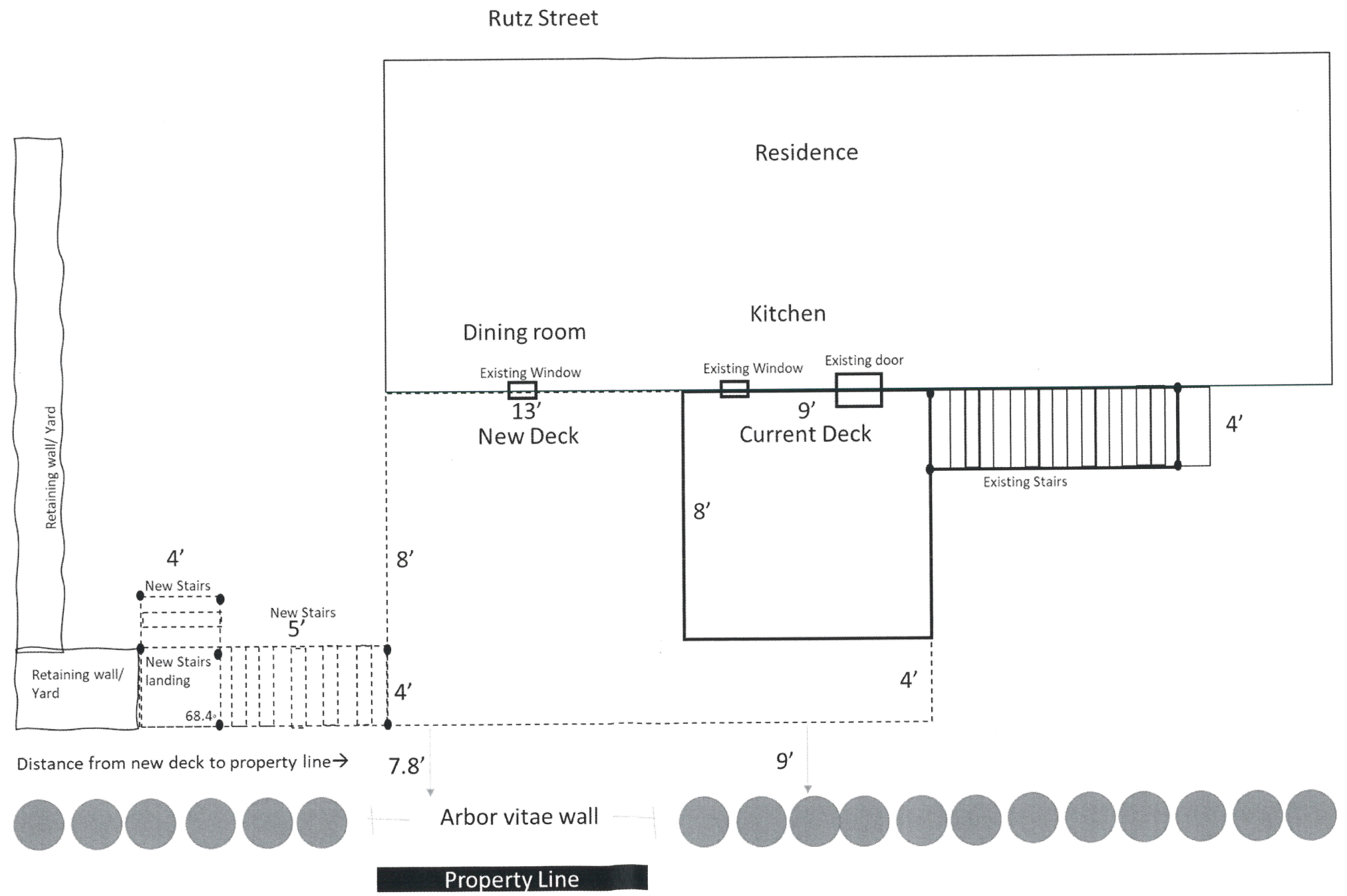
Scale: 1/4" = 1'-0"
 7-20-23

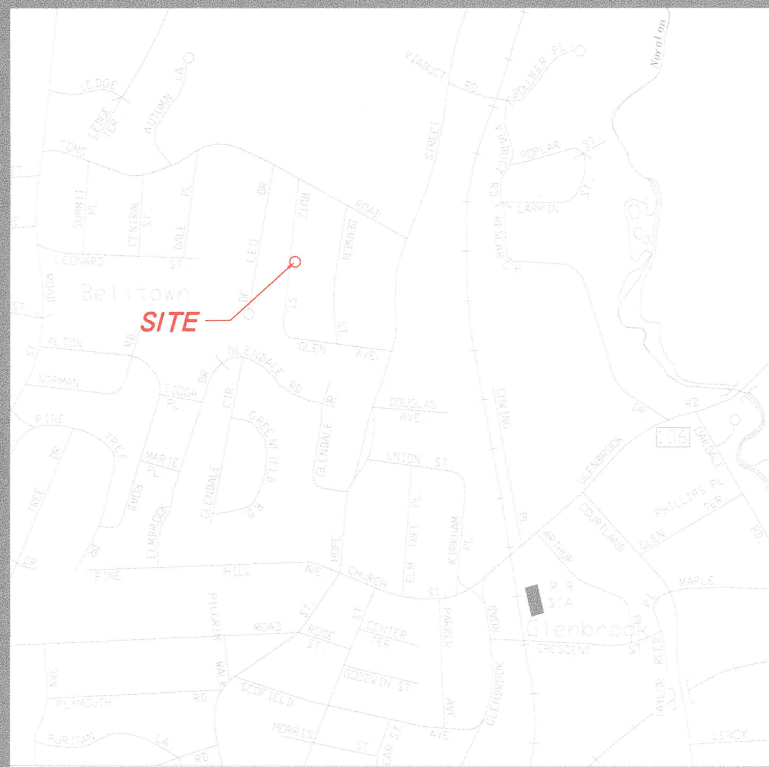
#029-23



ELEVATION
 North Side of House/Deck
 Scale: 1/4" = 1'-0"
 7-11-23
 Jackie Cameron Landscape
 Design, LLC

Proposed
 Stair
 landing to
 property
 line- 7.8'





LOCATION MAP
NOT TO SCALE

SURVEY NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 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. ON SEPT. 26, 1996.

IT IS A ZONING LOCATION SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND VERTICAL ACCURACY T-2. ELEVATIONS BASED UPON NAVD 1988 DATUM.

THE USE OF THIS SURVEY BY OTHER PERSONS OTHER THAN FOR WHOM IT WAS PREPARED IS NOT VALID.

2. SURVEYED PARCEL IS SUBJECT TO PRIVATE AND OR PUBLIC RESTRICTIONS AND OR EASEMENTS OF RECORD IF ANY.

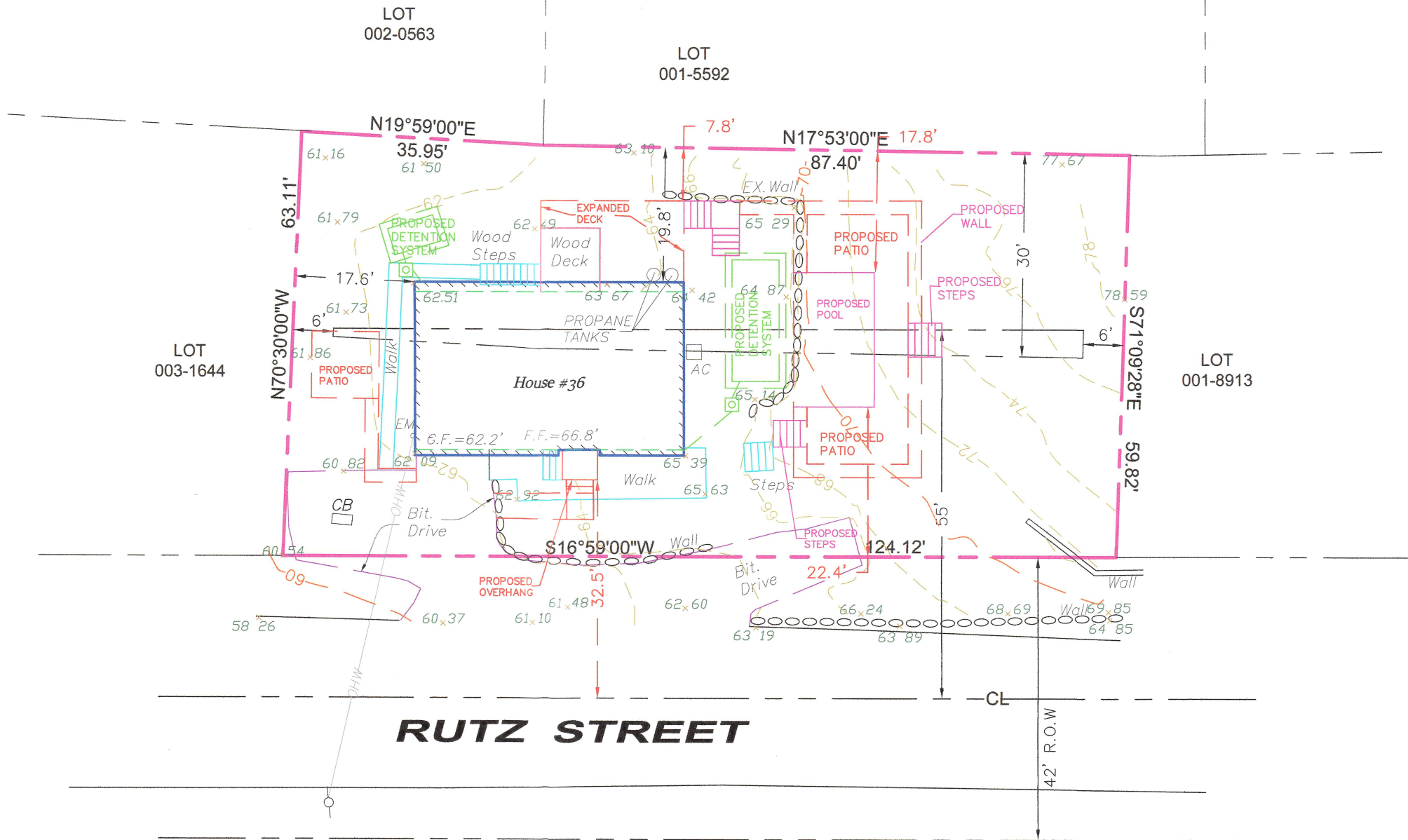
3. UNDERGROUND UTILITIES SHOWN HEREON-IF ANY ARE BASED ON THE VISIBLE STRUCTURES AT THE TIME OF THE SURVEY AND COMPILED FROM OTHER SOURCES AND THESE LOCATIONS ARE APPROXIMATE. ADDITIONAL UTILITIES ABANDONED OR IN USE MAY EXIST. PRIOR TO ANY EXCAVATION OR CONSTRUCTION CONTACT "CALL BEFORE YOU DIG":1-800-922-4455.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY, ARE NOT DEPICTED HEREON.

DISTANCES FROM THE BUILDING TO THE PROPERTY LINE ARE NOT TO BE USED FOR BOUNDARY DETERMINATION.

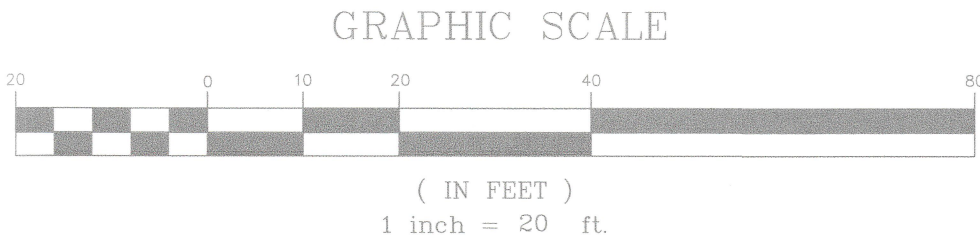
WETLANDS, IF ANY ARE NOT DEPICTED HEREON.

ALL SETBACKS AND ZONING REQUIREMENTS MUST BE CONFIRMED WITH THE PLANING AND ZONING OFFICE PRIOR TO ANY DESIGN.



ZONE 7 1/2
LOT AREA:7,544 SQ. FT 0.17 ACRES

BUILDING/LOT RATIO COVERAGE :	MAX. ALLOWED 25%	EXISTING 13.7%	PROPOSED 14.46%
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LEGEND:

- Iron Pin/Pipe (Found)
- OEM Electric Meter
- Mail Box
- ORL Roof Leader
- OGM Gas Meter
- Tree
- Light Post
- Overhead Wires
- Stockade Fence
- Chain Link Fence
- Hedge/Edge Of Bush

#029-23

DATE: 6/04/2023
SCALE: 1"=20'
SHEET:
DWG NO:

ZONING LOCATION SURVEY
36 RUTZ STREET
STAMFORD, CONNECTICUT
PREPARED FOR ROSELYN VASSILTOS

STATE OF CONNECTICUT
WILLIAM SMITH L.S.#70315
NO. 15
L.S. #70315
WILLIAM SMITH L.S.#70315

K&A LAND SURVEYORS LLC
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