

#035-23

Application # . _____

**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:

29 UNDERHILL STREET

06902

street

zip code

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

Block: 198 Zone: R 7 1/2 Sewered Property (X) yes () no

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

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

3. Owner of Property: GERMAN E. YANEZ & BERTA YANEZ

Address of Owner: 29 UNDERHILL ST. STAMFORD, CT Zip 06902

Applicant Name: GERMAN E. YANEZ & BERTA YANEZ

Address of Applicant: 29 UNDERHILL ST. STAMFORD, CT Zip 06902

Agent Name: PAOLA A. YANEZ ROJAS

Address of Agent: 83 STORMS AVE. JERSEY CITY, NJ Zip 07306

EMAIL ADDRESS: paola@jspyarchitecture.com, apg1235@optonline.net
(Must be provided to receive comments from letters of referral)

Telephone # of Agent 917-558-1603 Telephone # of Owner 203-219-9409, 203-326-0156

(CONTACT IS MADE WITH AGENT, IF ONE)

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

2.5 STORY FRAME, SINGLE FAMILY HOUSE

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

170 SQUARE FOOT ADDITION AT SECOND FLOOR FOR WALK-IN-CLOSET AND ENSUITE BATHROOM.

THE ADDITION IS TO BE OVER THE EXISTING HOME OFFICE FOOT PRINT.

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):

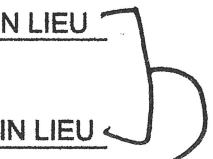
Variance of Table III Appendix B /

ASKING FOR A FRONT YARD SETBACK ON UNDERHILL STREET OF 24.8 FEET IN LIEU OF 30.0 FEET REQUIRED.

ASKING FOR A FRONT YARD SETBACK ON ARLINGTON STREET OF 3.5 FEET IN LIEU OF 30.0 FEET REQUIRED.

ASKING FOR A STREET CENTERLINE SETBACK ON UNDERHILL STREET OF 49.8 FEET IN LIEU OF 55.0 FEET REQUIRED.

ASKING FOR A STREET CENTERLINE SETBACK ON ARLINGTON STREET OF 28.5 FEET IN LIEU OF 55.0 FEET REQUIRED.



NEED TO VERIFY STREET WORKS

ZONING ENFORCEMENT APPROVAL

For Submission To Zoning Board Of Appeals

Sheet of
Authorized Signature [Signature] Date 9/31/23

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*25
24.8
—
49.8*

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 LOT SIZE AND SHAPE DO NOT CONFORM TO THE ZONING REGULATIONS

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

MY FAMILY HAS LIVED IN THIS HOUSE FOR ALMOST 30 YEARS. A VARIANCE WOULD IMPROVE THE NEEDS OF THE SOON TO BE RETIRED OWNERS.

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

THERE IS NO CHANGE TO THE LOT/BUILDING COVERAGE, THE MAXIMUM HEIGHT WILL NOT BE EXCEEDED, AND THE SETBACKS WILL STAY THE SAME.

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

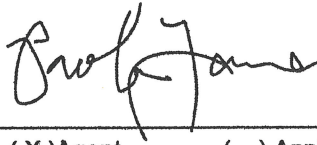
(Complete this section only for Motor Vehicle/Service Dealers Applications) Provide details of what is being sought.

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 APPLICATONS

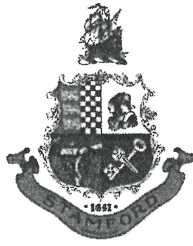


Signature of: Agent Applicant Owner

Date Filed: 8/16/23

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: _____

Date: _____

8/31/23

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

Yes () No (X)

Is the project exempt from the coastal regulation?

Yes () Exemption # _____

No ()

N/A (X)

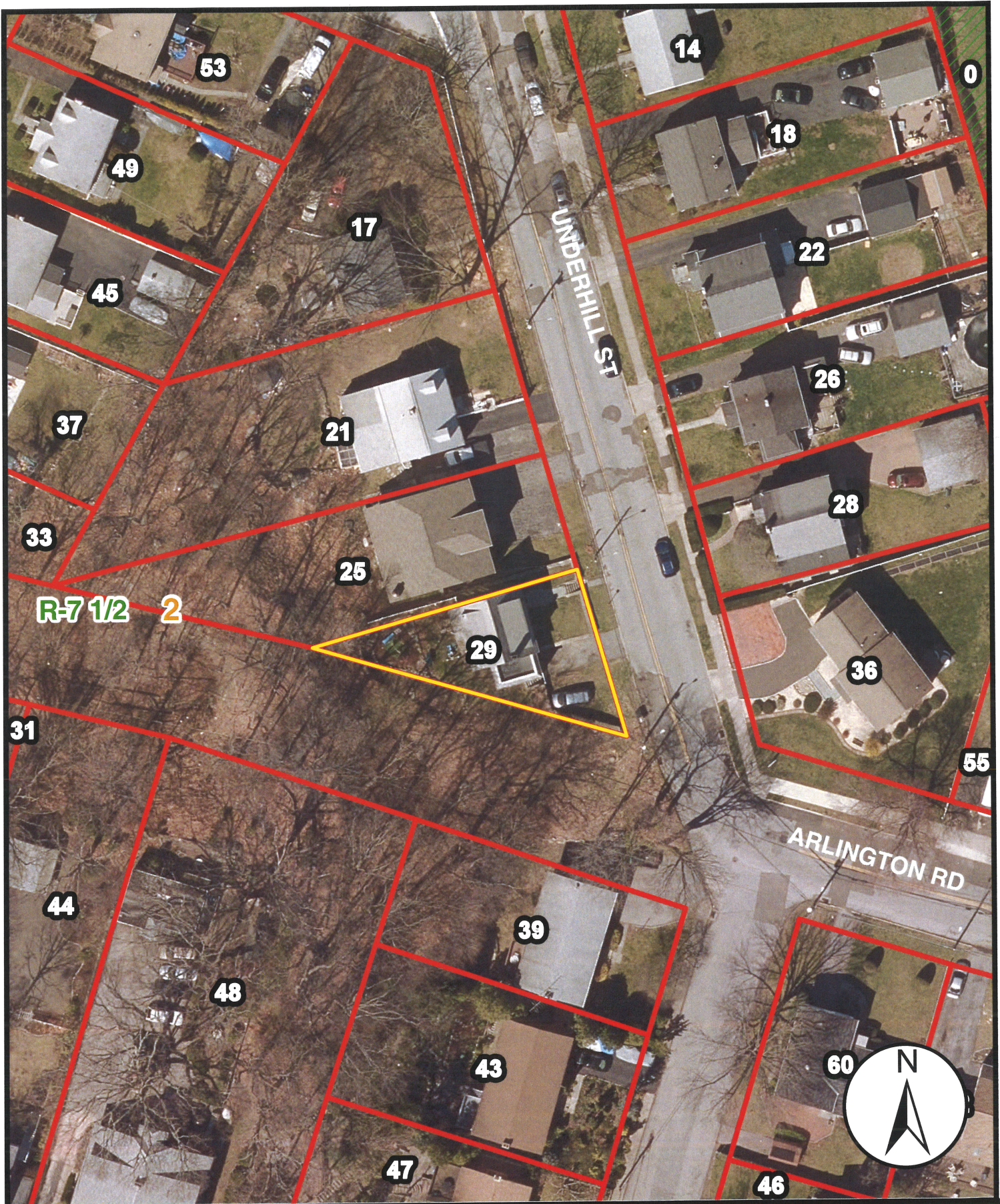
Environmental Protection: _____

Date: _____

CAM Review by:

Zoning Board

ZBA



ZBA Application #035-23
29 Underhill Street

Date: 9/12/2023

1 inch = 50 feet

