

Application # 027-23

**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:

- ☒ 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:

1786 Bedford Street

06905

street

zip code

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

Block: 226 Zone: RM-F Sewered Property ☒ yes ☐ no

Is the structure 50 years or older ☒ yes ☐ No

Corner Lots Only: Intersecting Street: N/A
Within 500 feet of another municipality: No ☒ Yes ☐ Town of N/A

3. Owner of Property: 1786 Bedford Associates, LLC

Address of Owner: c/o Agent: Carmody Law @ 1055 Washington Blvd., 4th Floor Zip 06901

Applicant Name: 1786 Bedford Associates, LLC

Address of Applicant: c/o Agent: Carmody Law @ 1055 Washington Blvd., 4th Floor Zip 06901

Agent Name: Carmody Law Attn: Jason Klein

Address of Agent: 1055 Washington Blvd., 4th Floor, 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 c/o Agent: 203-425-4200

(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 colonial-style building that is occupied by an architecture firm owned and operated by the Applicant. This building was built in 1897, but had fallen into a state of disrepair before the Applicant purchased the Property in 2015. The Applicant invested a significant amount of time, effort and money into the restoration of this building. Photos depicting the colonial-style building before and after the Applicant's restoration of it are provided in the enclosed application materials. The Property is also improved with a 1-story garage located in the northwest corner of the Property. Like the primary structure, this garage had fallen into a state of disrepair prior to the Applicant's purchase of the Property.

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

The Applicant seeks Variance Approval from the Zoning Board of Appeals (the "ZBA") to restore and rehabilitate the worn-down garage structure located on the Property. The Applicants intend to replace the current "industrial" aesthetic of the garage structure with a design more in keeping with the surrounding neighborhood. A vertical addition to the existing garage is proposed, which will further enhance the structure and its ability to be supportive of, rather than injurious to, the surrounding neighborhood. The lower level of the garage will be utilized for parking purposes, while the upper stories will contain space utilized as a "show room" design studio for the Applicant's design work as a residential architect and "flex space" that may be used as additional office or storage space. No changes to the primary structure are proposed.

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):

A Variance from Section 3.B (definition of "Accessory Structure") to permit a Building Height for an Accessory Structure of 3 stories and 31'11" in lieu of the 1 story and 15' permitted.

A Variance from Section 10-A to allow for the proposed addition to the garage to be utilized for office / "show room" use.

A Variance from Section 3.B (definition of "Accessory Structure") to permit additional Building Height for an Accessory Structure 4.7 from the northerly Lot Line and 1.6 feet from the westerly Lot Line in lieu of the 5 foot required (and within the footprint of the existing garage).

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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 strict enforcement of the height regulations prevents the Applicant from rehabilitating the garage in a manner that is in keeping with the surrounding neighborhood. The Property is surrounded by several residential style buildings used for either residential or commercial uses. Strict enforcement of the Maximum Building Height requirement encourages the current industrial aesthetic of the garage that is not in harmony with surrounding uses and improvements.

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

The Variance is the minimum necessary to afford relief as it will allow for the rehabilitation of an existing Accessory Structure in a reasonable manner. The proposed building height is required to continue the reasonable use of the Property as an office while preserving the structure's parking.

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

The granting of the Variance will not be injurious to the neighborhood as it will allow for the improvement of a worn down building that is detracting from, rather than adding to, the surrounding community. The proposed rehabilitation is more in keeping with the surrounding neighborhood than the existing garage. It should also be noted that, due to its location to the rear of the Property, and behind existing landscaping and plantings, the proposed rehabilitation will be appropriately screened from pedestrian or vehicular traffic.

SPECIAL PERMIT

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

SPECIALEXCEPTION is requested as authorized by Section(s)
the Zoning Regulations.

Provide details of what is being sought: N/A of

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

Jason Klein

Signature of : ☒ Agent ☐ Applicant ☐ Owner

Date Filed: July 26, 2023

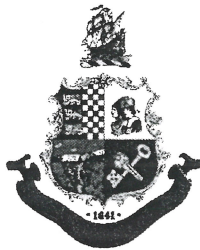
Zoning Enforcement Officer Comments:

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

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: 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: _____ ZBA ☐ ☐

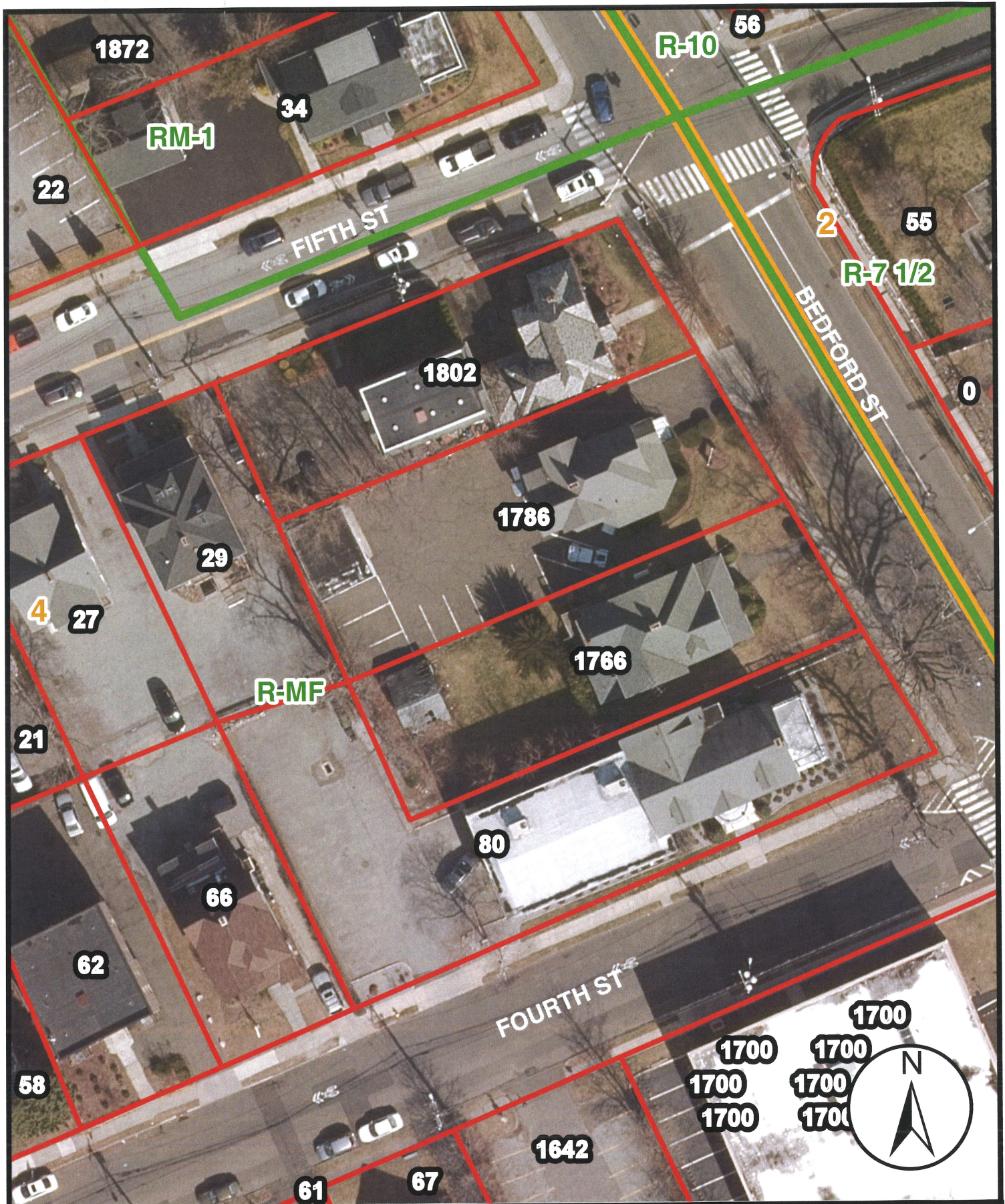
Zoning Data Chart – 1786 Bedford Street, Stamford, Connecticut

Zoning Standard ¹	Minimum Required/Maximum Permitted	Existing Condition ²	Proposed Condition
Lot Area	5,000 sf	9,286 sf	9,286 sf (no change)
Lot Frontage	50'	60.17'	60.17' (no change)
Building Coverage	30%	19.25%	19.25% (no change)
Front Yard Setback (Primary Structure)	15'	25.9'	25.9' (no change)
Side Yard Setback (Primary Structure)	8' one side/ 18' 2 sides	11.8' one side/ 27.8' both sides	11.8' one side/ 27.8' both sides (no change)
Rear Yard Setback (Primary Structure)	30'	>30'	>30' (no change)
Front Yard Setback (Accessory Structure)	15'	>15'	>15' (no change)
Side Yard Setback (Accessory Structure)	5'	4.7'	4.7' (no change)*
Rear Yard Setback (Accessory Structure)	5'	1.6'	1.6' (no change)*
Building Height (Primary Structure)	4 stories/40'	2.5 stories/33'-9.5"	2.5 stories/33'-9.5"(no change)
Building Height (Accessory Structure)	1 story/15'	1/13'	3 stories/31'11"*
Parking	3 spaces per 1,000 sf (office)	6 spaces required. (1,912 sf of office) 12 provided.	10 spaces required. (3,192 sf of office) 12 provided.

* = Variance relief requested.

¹ Subject property is located in the R-MF Zone.

² Reference is made to Property Survey prepared by Jones Byrne Margeotes Partners revised to August 16, 2023, titled "1786 Bedford Street, Stamford, Connecticut, ZLS."



ZBA Application #027-23
1786 Bedford Street

Date: 9/12/2023

