

# #038-23

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](mailto: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:

299 Bayberrie Drive , Stamford, Connecticut

06902

street

zip code

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

Block: 6 Zone: R-10 Sewered Property  yes  no

Is the structure 50 years or older  yes  No

Corner Lots Only: Intersecting Street: Halliwell Drive

Within 500 feet of another municipality: No  Yes  Town of \_\_\_\_\_

3. Owner of Property: Peter Navario & Travis Jones

Address of Owner: 299 Bayberrie Drive, Stamford CT 06902 Zip 06902

Applicant Name: Peter Navario & Travis Jones

Address of Applicant 299 Bayberrie Drive, Stamford CT 06902 Zip 06902

Agent Name: Jeffery Povero

Address of Agent: 1201 Broadway, Suite 504, New York, NY Zip 10001

EMAIL ADDRESS: J.povero@poandco.com

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

Telephone # of Agent 212-584-7828 Telephone # of Owner 607-342-7762

(CONTACT IS MADE WITH AGENT, IF ONE)

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

One two story single family building.

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

The existing building is a single family dwelling that totals in 2,218 square feet on a lot area of 14,113 Square feet. The Building is 74'-5" wide x 44'-2".

The proposed work that requires a variance is:

1. The replacement of an existing enclosed entry porch (6'-7" x 3'-8") with a new covered open entry porch (15' 5-3/4" x 8' 2-1/2")
2. A new eave extension over the stairs adjacent to the driveway (11'-7" x 11'-6")

**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 #1 - Front Street Line Setback, 15.8' in lieu of 34.0' Required (Entry Porch) (Zoning Regulation, Table 3-Appendix B)

X Variance #2 - Front Street Line Setback, 15.5' in lieu of ~~34.0'~~ **32'** Required (Entry Porch Eave) (Zoning Regulation, Table 3-Appendix B)

Variance #3 - Front Street Center Setback, 40.8' in lieu of 59.0' Required (Entry Porch) (Zoning Regulation, Table 3-Appendix B)

X Variance #4 - Front Street Center Setback, 40.5' in lieu of ~~59.0'~~ **57'** Required (Entry Porch Eave) (Zoning Regulation, Table 3-Appendix B)

X Variance #5 - Front Street Line Setback, 24.3' in lieu of ~~40.0'~~ **34'** Required (Covered Porch) (Zoning Regulation, Table 3-Appendix B)

X Variance #6 - Front Street Line Setback, 24.0' in lieu of ~~38.5'~~ **32'** Required (Covered Porch Eave) (Zoning Regulation, Table 3-Appendix B)

X Variance #7 - Front Street Center Setback, 49.3' in lieu of ~~65.0'~~ **59'** Required (Covered Porch) (Zoning Regulation, Table 3-Appendix B)

X Variance #8 - Front Street Center Setback, 49.0' in lieu of ~~63.5'~~ **57'** Required (Covered Porch Eave) (Zoning Regulation, Table 3-Appendix B)

X Variance #9 - Side yard Setback 7.6' in lieu of ~~8.5'~~ **8'** Required (Covered Porch Eave) (Zoning Regulation, Table 3-Appendix B)

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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:

Front half of existing building is built beyond the setback line, thus making any changes require a variance.

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

The entry porch design is the minimum scale to both be useful as well as to match the context of the neighboring properties entry porches. The side covered porch eave is just enough length to act as a shelter from the elements to one passenger from the driveway.

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

The design intent is to have the front entry to be sympathetic to the other homes on Bayberrie Drive. This change makes this property more visually consistent with other houses in the neighborhood. The extension of the side eave will remain consistent from the street line and the street center as the existing eave.

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**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:

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**MOTOR VEHICLE APPLICATIONS**

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

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**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:

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**SIGNATURE REQUIRED FOR ALL APPLICATONS**

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

Date Filed: \_\_\_\_\_

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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.**

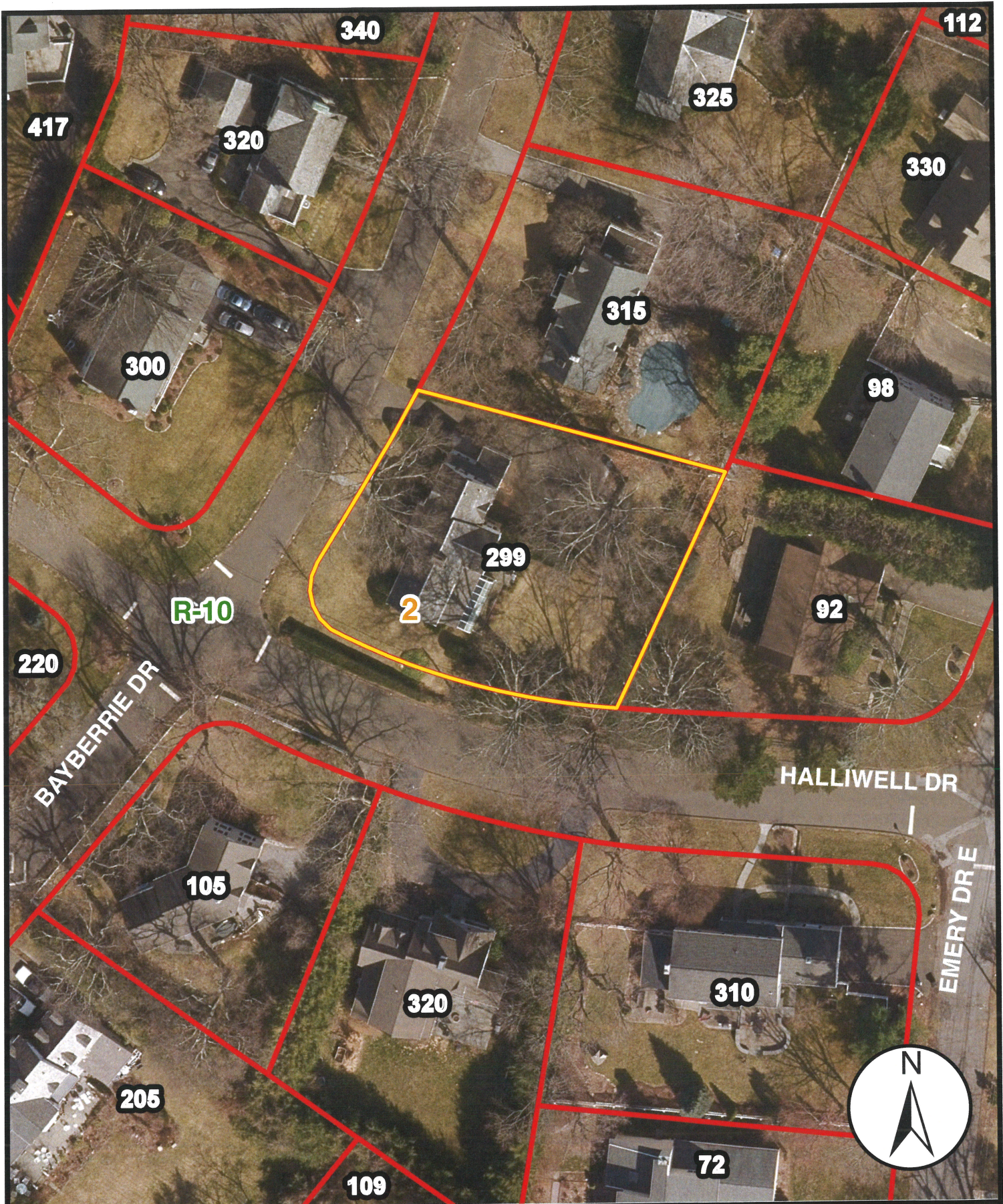
Zoning Enforcement: *Mary Judge* Date: *9/29/2023*

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 #038-23**  
**299 Bayberrie Drive**

Date: 10/6/2023

1 inch = 50 feet

