

Application # **006-24**

**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:

45 Nichols Av. Stamford CT 06905
street zip code

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

Block: 359 Zone: R10 Sewered Property ☒ yes ☐ no

Is the structure 50 years or older ☒ yes ☐ No

Corner Lots Only: Intersecting Street: _____

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

3. Owner of Property: Luz Castro

Address of Owner: 45 Nichols Av. Stamford Zip 06905

Applicant Name: Luz Castro

Address of Applicant 45 Nichols Av. Stamford Zip 06905

Agent Name: _____

Address of Agent: _____ Zip _____

EMAIL ADDRESS: Luzmcastro1@hotmail.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:

Two stories single family home.

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

222 Square feet second floor addition to

create a bedroom and balcony.

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 table 2 for a front yard street line setback of 36 feet in lieu of 40 feet required.

- Variance of appendix B table 2 for a front yard street center setback of 61' in lieu of 65' required.

- Variance of appendix B table 2 for a side yard setback of 4.6' in lieu of 10' required.

- Variance of appendix B table 2 for a side yard setback for both sides of 14.6' in lieu of 20' required

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:

Existing house was built 1935, to zoning regulations encroaching on current setbacks.

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

Existing house is 4.6' from the side lot line setback. We are remaining in the footprint.

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

Many houses in the neighborhood are two stories and we are not expanding the existing footprint of the SPECIAL PERMIT house.

(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.

SIGNATURE REQUIRED FOR ALL APPLICATIONS



Signature of : () Agent



() Applicant

(X) Owner

Date Filed: _____

1/30/2024

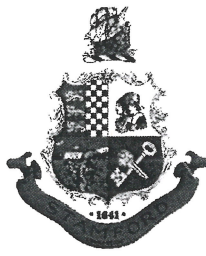
Zoning Enforcement Officer Comments:

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:

DO NOT WRITE ON BACK OF PAGE



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

Board Members
Joseph Pigott, Chair
John A. Sedlak
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: 1/30/24

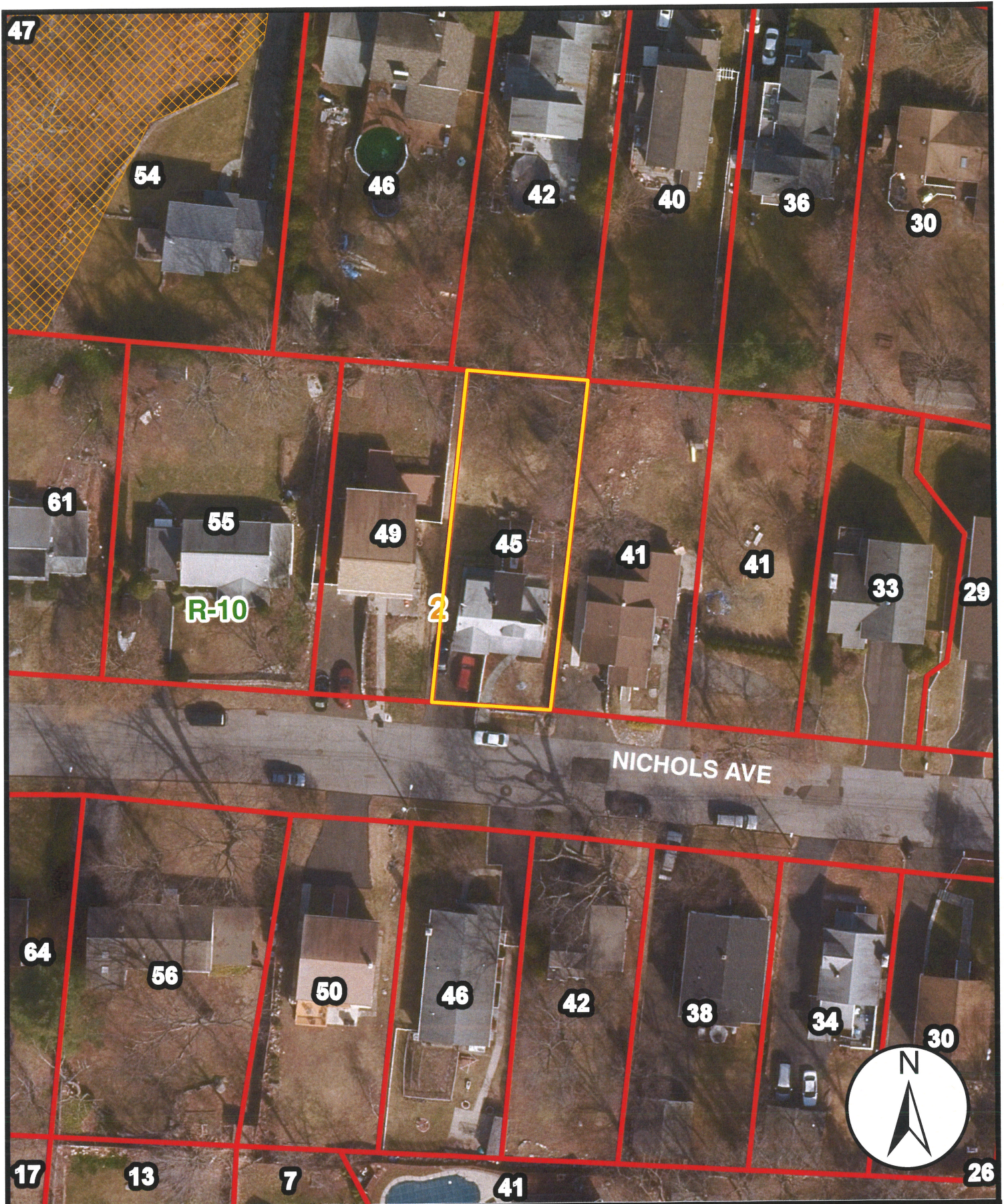
Is the project situated in the coastal boundary? Yes () No (X)

Is the project exempt from the coastal regulation?
Yes () Exemption # _____ No () N/A (~~X~~)

Environmental Protection: _____ Date: _____

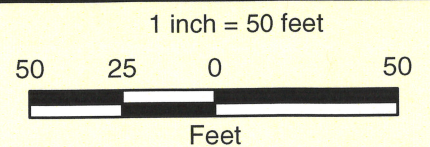
CAM Review by: _____ ☐ ZBA ☐

Zoning Board



ZBA Application #006-24
45 Nichols Avenue

Date: 2/12/2024





SITE

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 AN ASSUMED 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.

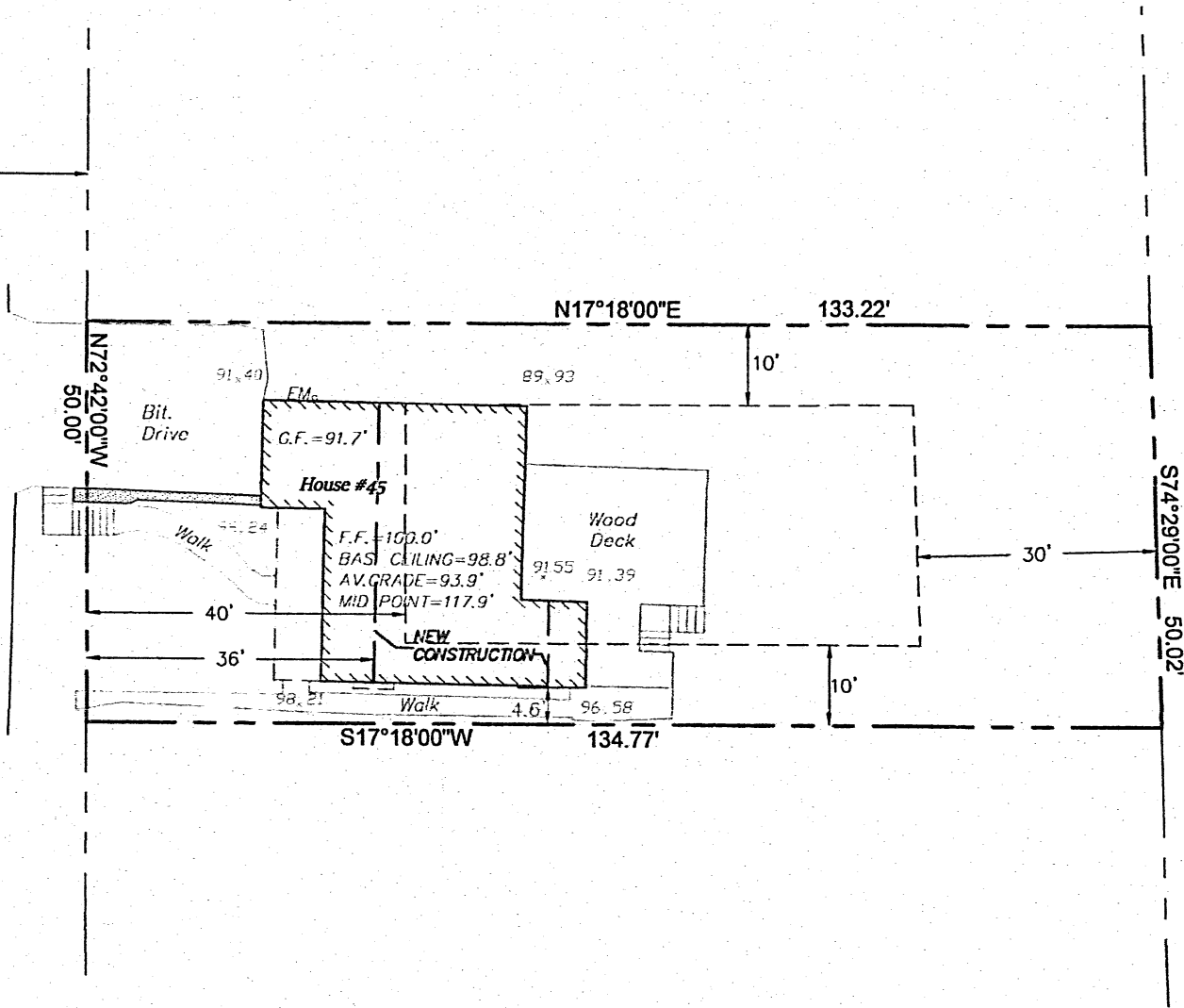
UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY, ARE NOT DEPICTED HEREON.

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

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

REFER TO MAP # 1316 STAMFORD LAND RECORDS

NICHOLS AVENUE



ZONE R 10

LOT AREA: 6,700 SQ. FT 0.11 ACRES

	MAX. ALLOWED	EXISTING
BUILDING/LOT RATIO COVERAGE :	20%	19.50%

#006-24

DATE: 1/02/2024

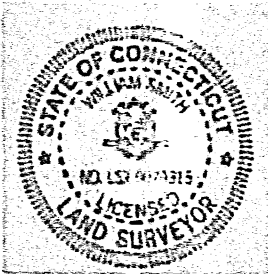
SCALE:

1"=20'

SHEET:

DWG NO:

ZONING LOCATION SURVEY
45 NICHOLS AVENUE
STAMFORD, CONNECTICUT



W. Smith

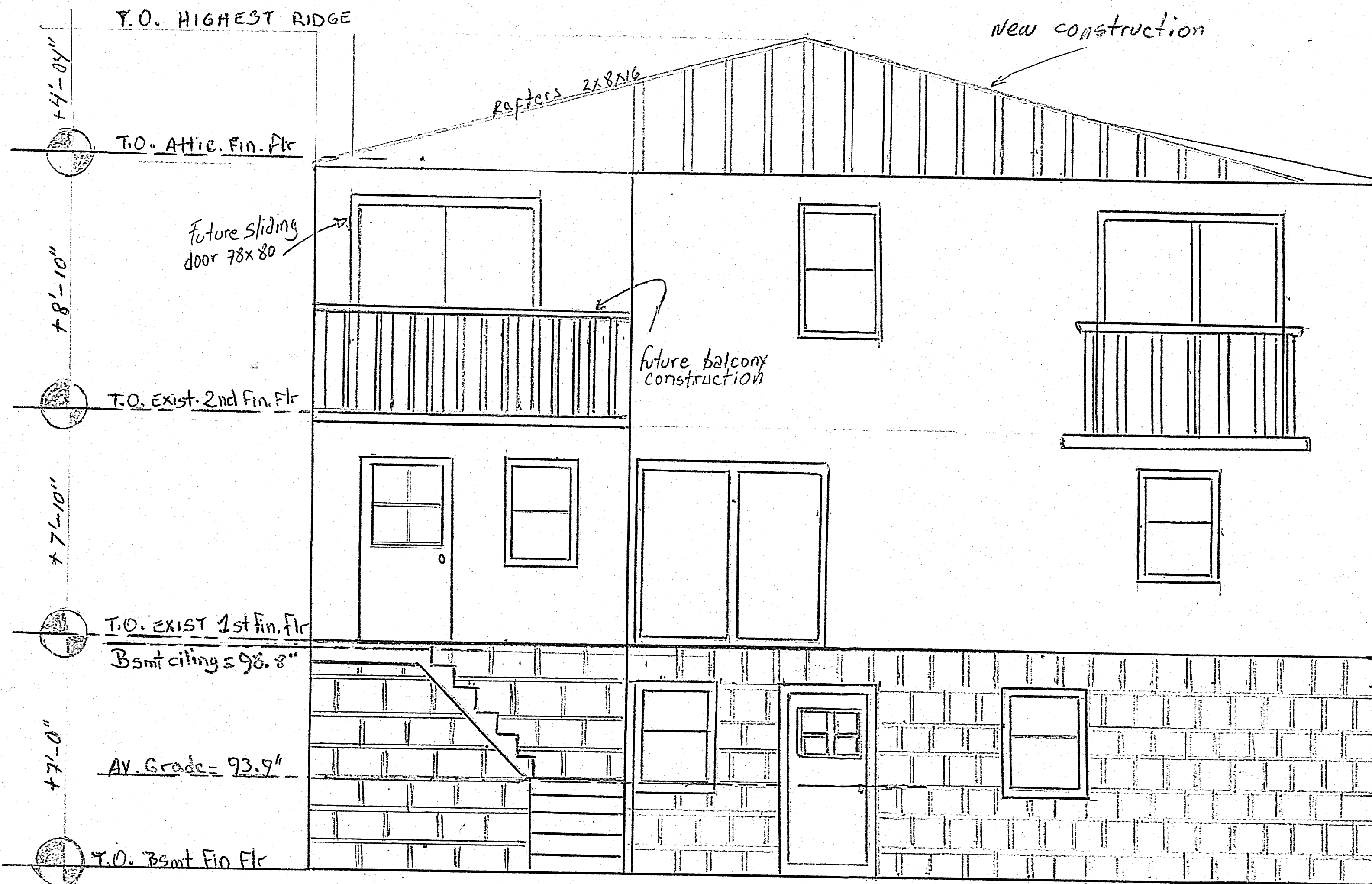
LEGEND:

K&A LAND SURVEYORS LLC

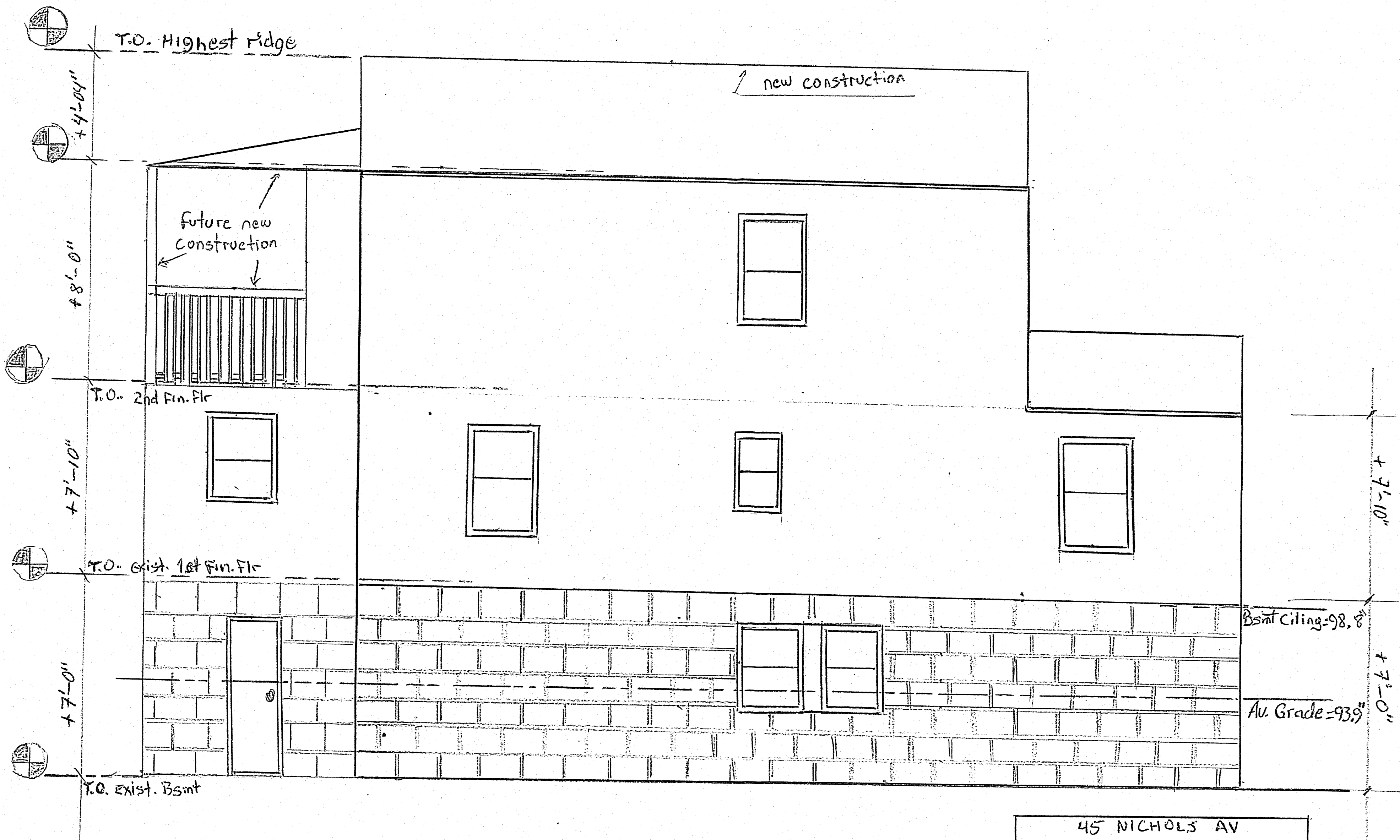
www.kalandsurveyors.com



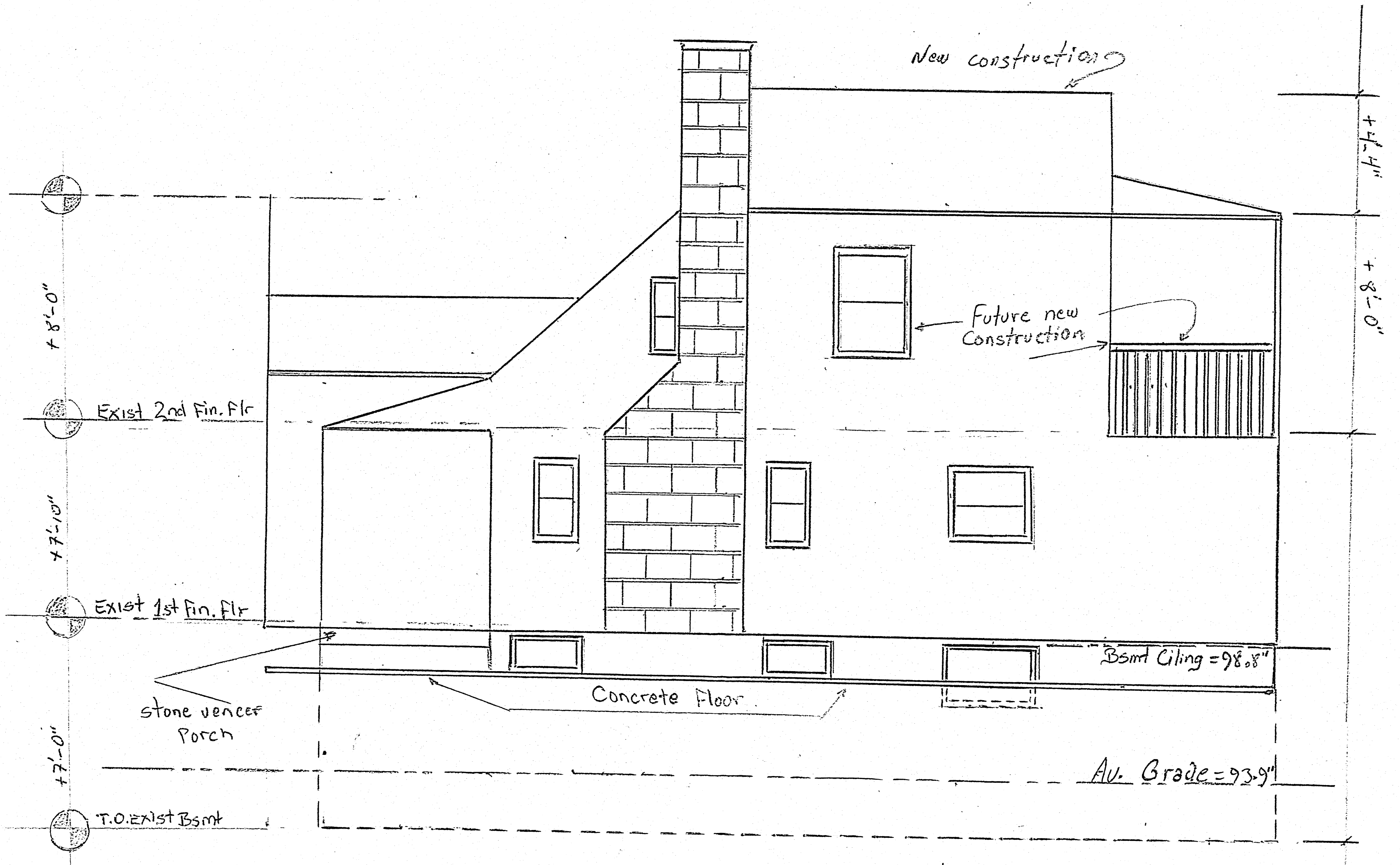
45 NICHOLS AV	
STAMFORD CT 06905	
SCALE: 1" = 1/4"	ELEV. FRONT



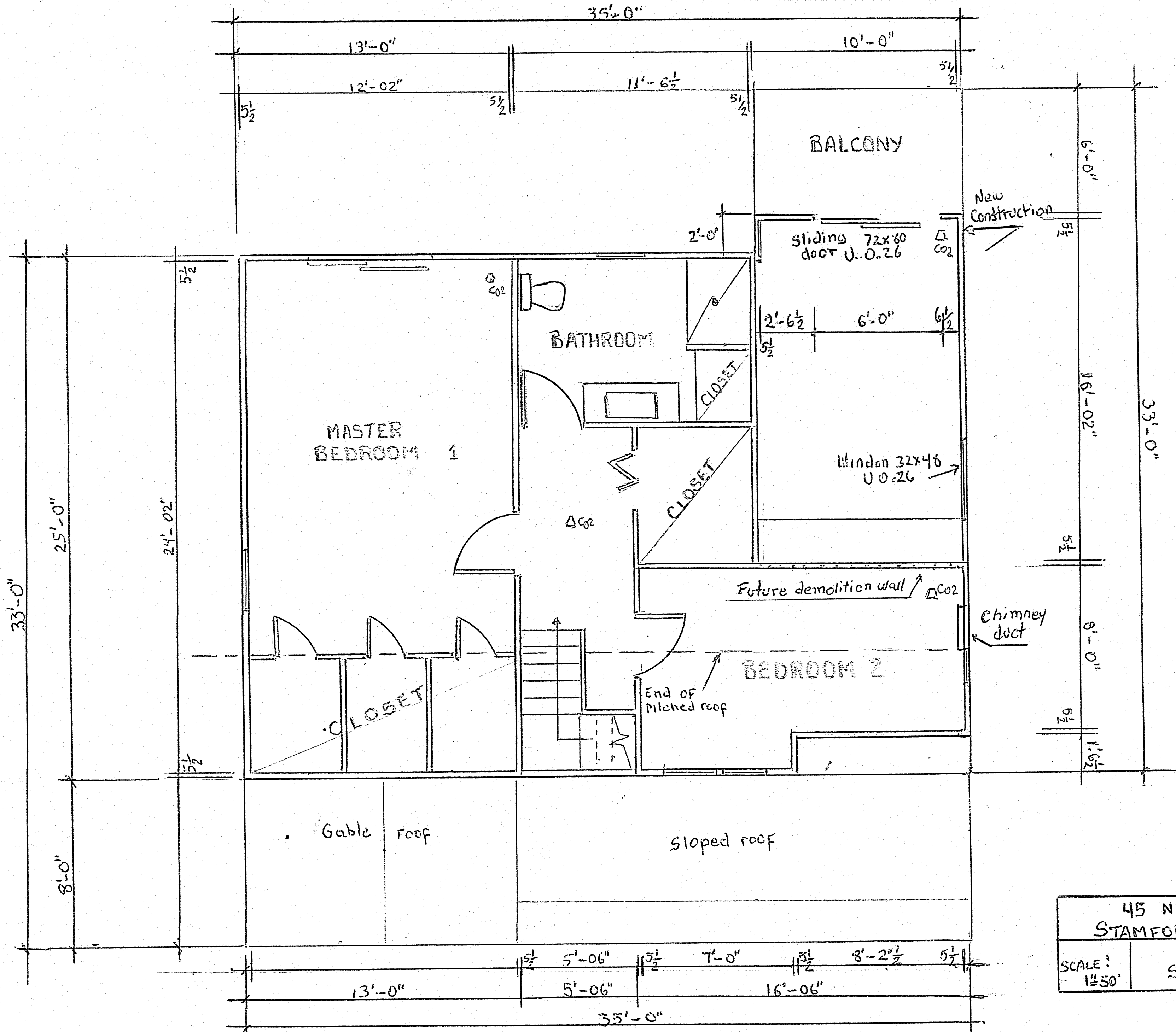
45 NICHOLS AV	
STAMFORD CT 06905	
SCALE: 4" = 1/4'	ELEV. BACK



45 NICHOLS AV
STAMFORD CT 06905
SCALE: 1/4" = 1'-0" ELEV. LEFT SIDE



45 NICHOLS AV	
STAMFORD CT 06905	
SCALE: $\frac{1}{4}$ " = 1'-0"	ELEV. RIGHT SIDE



45 NICHOLS AV STAMFORD CT 06905	
SCALE: 1"=50'	Second Floor