

Application # **046-23**

**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:

35 TERRACE AVE 06905
street zip code

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

Block: 8431 Pg#1 Zone: R-10 Sewered Property (X) yes () no

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

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

3. Owner of Property: FRANK WAYNE RANHOSKY

Address of Owner: 221 RANGE ROAD, WILTON, CT Zip 06897

Applicant Name: FRANK WAYNE RANHOSKY

Address of Applicant 221 RANGE ROAD, WILTON, CT Zip 06897

Agent Name: _____

Address of Agent: _____ Zip _____

EMAIL ADDRESS: ERAN1054@AOL.COM
(Must be provided to receive comments from letters of referral)

Telephone # of Agent _____ Telephone # of Owner 203-762-0019

(CONTACT IS MADE WITH AGENT, IF ONE)

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

FAMILY HOME

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

SUBDIVIDE EXISTING ONE (1) AC LOT INTO TWO (2)
ONE HALF (1/2) AC LOTS. LOT #1 PROPOSAL WITH
85 FEET FRONTAGE. LOT #2 WITH 35 FEET
FRONTAGE

**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):

TABLE III APPENDIX B ✓

STREET FRONTAGE. TO ALLOW A LOT TO BE
CREATED WITH 30'-0" OF STREET FRONTAGE
IN LIEU OF THE 75'-0" REQUIRED

APPROVED

City of Stamford
Zoning Enforcement Officer

ZONING ENFORCEMENT APPROVAL
For Submission To Zoning Board Of Appeals

Sheet 1 of 1
Authorized Signature [Signature] Date 11/6/23

James J. Lunney, III, R.A.

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12.30
17.77
30.07

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:

- ① The square footage of the ONE (1) Acre lot is four (4) times the square footage required for a building plot in a R-10 zone.
- ② Proposed subdivision abuts other contiguous subdivisions

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

No torture lot line. The street lot line is 120'-0". The proposed variance would provide the street lot line of 90'-0" for Lot #1 and 30'-0" for Lot #2.

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

A VARIANCE HAS NO EFFECT TO THE EXISTING NEIGHBORHOOD. NEIGHBORS TO THE EAST AND NORTH HAVE DONE SAME LOT DIVISIONS AND HAVE SIMILAR OR SMALLER LOTS

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:

APPROVED

City of Stamford _____ of
Zoning Enforcement Officer

James J. Lunney, III, R.A.

ZONING ENFORCEMENT APPROVAL


For Submission to Zoning Board Of Appeals

Sheet _____ of _____
Authorized Signature _____ Date 11/6/23

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 (X) Applicant (X) Owner

Date Filed: _____

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
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: _____

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: _____

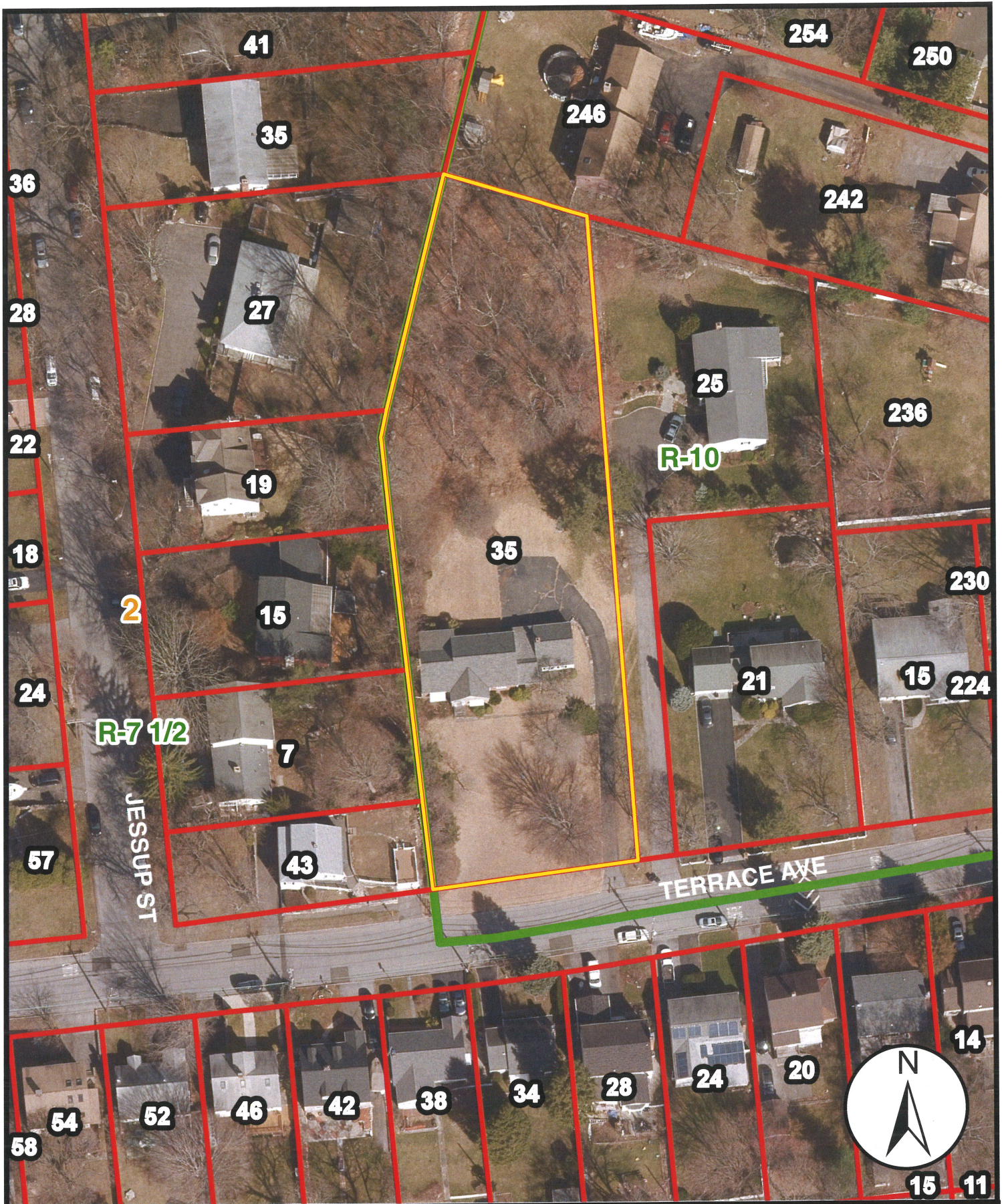
CAM Review by: _____

Zoning Board

☐

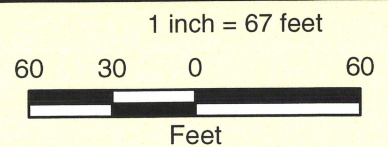
ZBA

☐



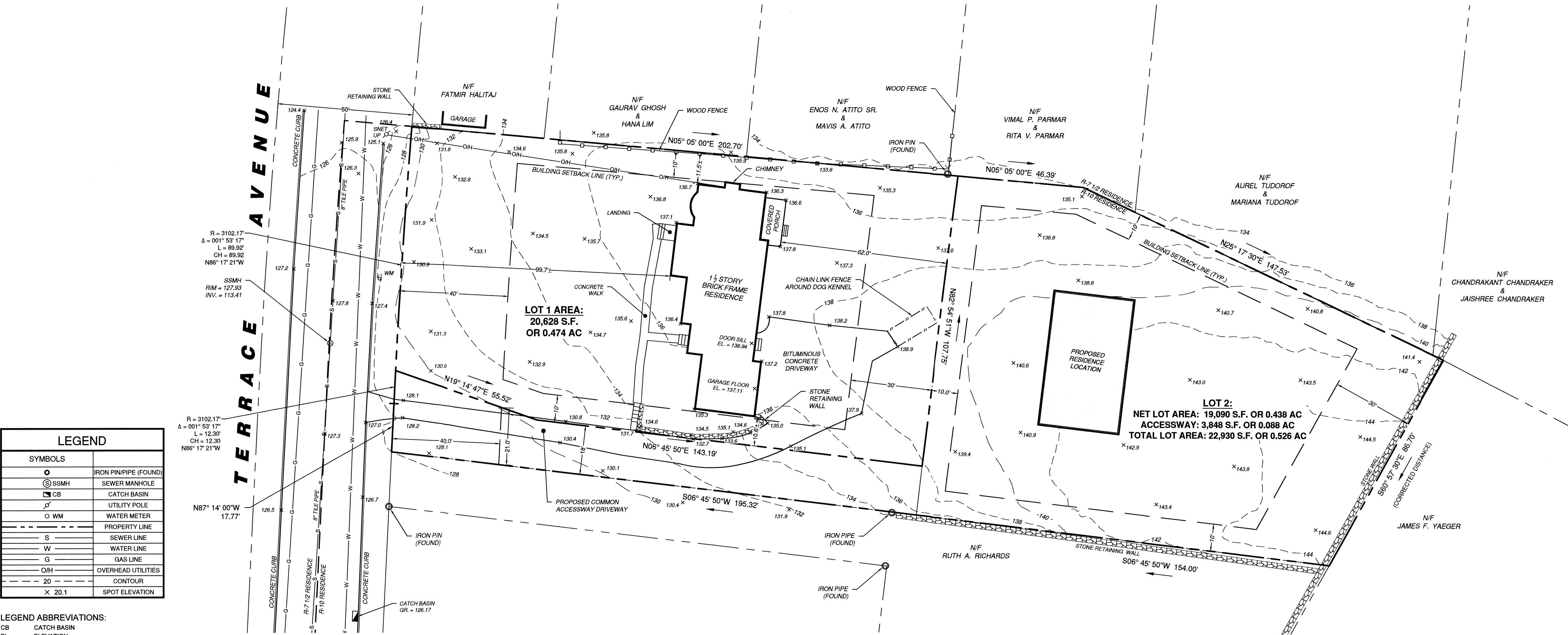
ZBA Application #046-23
35 Terrace Avenue

Date: 2/12/2024



ZONING DATA (LOT 1)		
ZONING DISTRICT: R-10 RESIDENCE		
DIMENSIONAL	REQUIRED/ALLOWED	EXISTING
LOT AREA	10,000 SF (0.229 AC.)	20,628 SF (0.474 AC.)
LOT STREET FRONTAGE	75'	89.92'
BUILDING COVERAGE	20% (4,127 SF)	11.7% (2,408 SF)
YARDS	FRONT	40'
	SIDE	10'
	REAR	30'
BUILDING HEIGHT	MAXIMUM	2 1/2 STORIES
		30' (25' MIDPOINT)

ZONING DATA (LOT 2)		
ZONING DISTRICT: R-10 RESIDENCE		
DIMENSIONAL	REQUIRED/ALLOWED	EXISTING
LOT AREA	10,000 SF (0.229 AC.)	19,090 SF (0.438 AC.) (NET AREA)
LOT STREET FRONTAGE	75'	30.07'
BUILDING COVERAGE	20% (3,818 SF)	VACANT LOT
YARDS	FRONT	40'
	SIDE	10'
	REAR	30'
BUILDING HEIGHT	MAXIMUM	2 1/2 STORIES
		30' (25' MIDPOINT)

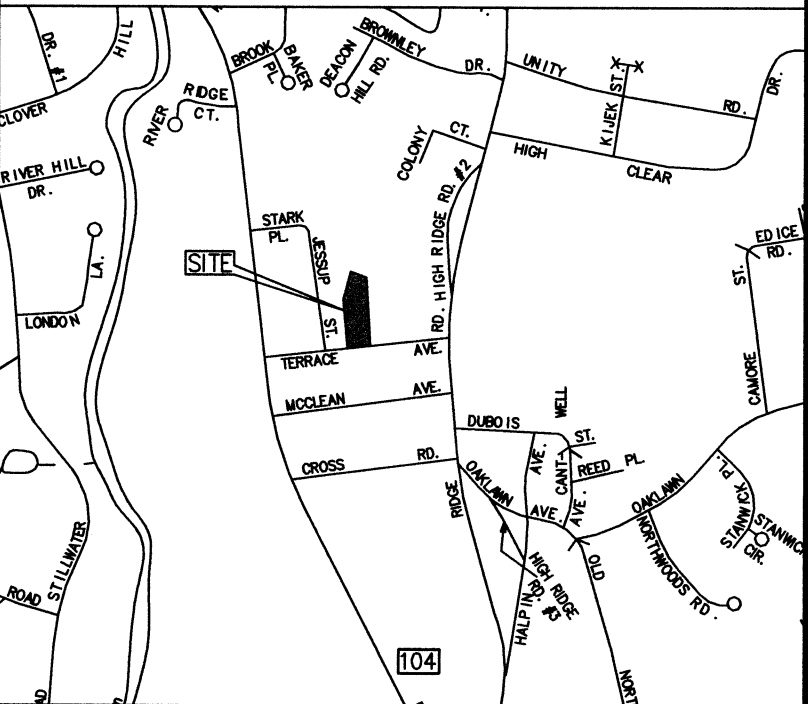
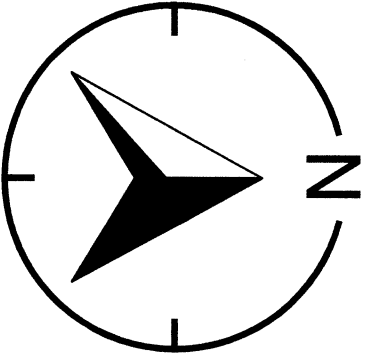


LEGEND	
SYMBOLS	
○	IRON PIN/PIPE (FOUND)
⊙	SSMH
CB	CATCH BASIN
⌵	UTILITY POLE
○ WM	WATER METER
---	PROPERTY LINE
---	SEWER LINE
---	WATER LINE
---	GAS LINE
---	OVERHEAD UTILITIES
---	CONTOUR
X 20.1	SPOT ELEVATION

LEGEND ABBREVIATIONS:
CB CATCH BASIN
EL ELEVATION
GR GRATE
INV. INVERT
SSMH SANITARY SEWER MANHOLE
SNET SOUTHERN NEW ENGLAND TELECOMMUNICATIONS
TYP. TYPICAL
UP UTILITY POLE

SURVEY NOTES:

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-306b-1 THROUGH 20-306b-20, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON AUGUST 29, 2019.
- THIS SURVEY IS A ZONING LOCATION & TOPOGRAPHIC SURVEY WITH THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A - 2" AND VERTICAL ACCURACY CLASS "T - 2" AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENT WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.
- THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE, ANY USE OTHER THAN FOR THAT WHICH WAS INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.
- UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
- UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OF SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.
- THIS DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR THIS DECLARATION IS NOT TRANSFERABLE.
- REFER TO MAP NO. 2970, IN STAMFORD LAND RECORDS.
- VERTICAL DATUM: NAVD 88
- SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD ZONE "X" AS SHOWN ON FEMA FIRM PANEL No. 09001C 0508F, EFFECTIVE JUNE 18, 2010.



LOCATION MAP
(NTS)

PROPERTY INFORMATION:	
35 TERRACE AVENUE:	
OWNER:	FRANK WAYNE RANHOSKY
ADDRESS:	35 TERRACE AVENUE STAMFORD, CT
AREA:	19,328 SF, 0.419 AC
ZONE:	"R-10"
DEED:	BK. 8431 PG. 1
MAP:	1
LOT:	8751
LOT 2:	
AREA:	TOTAL: 25,327 SF, 0.581 AC
ZONE:	"R-10"

10/26/23	REVISED PER P&Z COMMENTS
REVISION DATE	ISSUE

LANDTECH
SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING
518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110
HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:
FRANK WAYNE RANHOSKY

PROJECT LOCATION:
**35 TERRACE AVENUE
STAMFORD, CT**

DRAWING TITLE:
SUBDIVISION MAP

PROJECT No.		23118-02	
DATE: 10/20/2023	DRAWN BY: CM	CHECKED BY: TAD	
SCALE: 1" = 20'			



TO MY KNOWLEDGE AND BELIEF THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED HEREON

THOMAS A. DEILUS, LAND SURVEYOR
CT. REGISTRATION NO. 70098
THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID
WITHOUT THE LICENSED SURVEYOR'S LIVE SIGNATURE AND SEAL

SV-1.0

#046-23