

Application # 013-24

**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:

1353 HIGH RIDGE RD

street

zip code

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

Block: 383 Zone: R-10 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: LAZARTE CARMELA

Address of Owner: 1353 HIGH RIDGE RD Zip 06903

Applicant Name: OWNER

Address of Applicant _____ Zip _____

Agent Name: _____

Address of Agent: _____ Zip _____

EMAIL ADDRESS: CarmelaLAZARTE1962@hotmail.com
(Must be provided to receive comments from letters of referral)

Telephone # of Agent 203-348-5555 Telephone # of Owner 203-348-5555

(CONTACT IS MADE WITH AGENT, IF ONE)

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

2 STORY DWELLING (SINGLE FAMILY)

DETACHED ONE CAR GARAGE

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

ADD 14'X26' - 2 STORY IN BACK

OF THE HOUSE IN AREA WHERE A ONE

STORY (14'X13'-1") STRUCTURE & (14'-5"X12'-11") DECK STOOD

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):**

EXPANSION OF NON CONFORMING

SET BACKS.

TABLE II APPENIX B

ADDING TO EXISTING DWELLING, NEED RELIEF

FROM THE FRONT LINE SETBACK, ASKING FOR

32.5' IN LIEU OF THE 40 FEET 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:

THE HOUSE "AS BUILT" IS COMPLETELY WITHIN
THE FRONT SETBACK. ANY WORK IS
NOT AS PER REGULATION

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

THE HOUSE IS OVER 90 YEARS OLD
IT NEED UPDATES. THERE ARE NO SEWERS IN
THE STREET & THE HOUSE CANNOT TAKE AWAY
FROM THE SEPTIC AREA
C. Explain why granting of the variance(s) would not be injurious to the neighborhood.
OTHER HOUSES HAVE BEEN
UPDATED

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 APPLICATIONS

X *Jarmela Pazarte*

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

Date Filed: 1-11-24

Zoning Enforcement Officer Comments:

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
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: _____

2/20/2024

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)

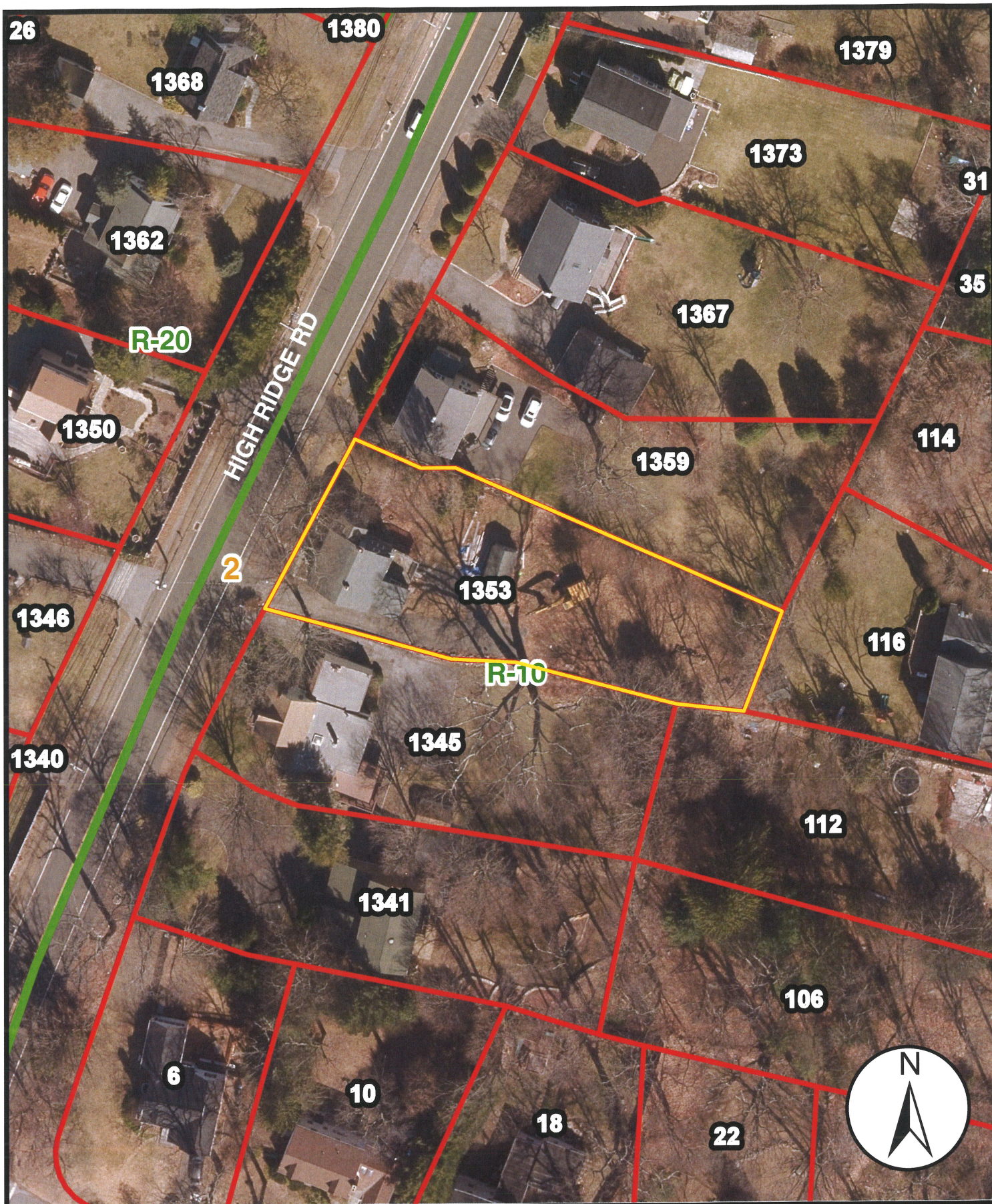
Environmental Protection: _____ Date: _____

CAM Review by: Zoning Board

☐

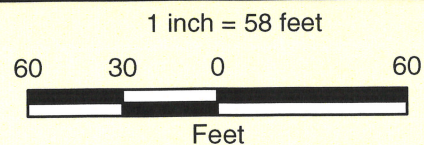
ZBA

☐



ZBA Application #013-24
1353 High Ridge Road

Date: 3/7/2024



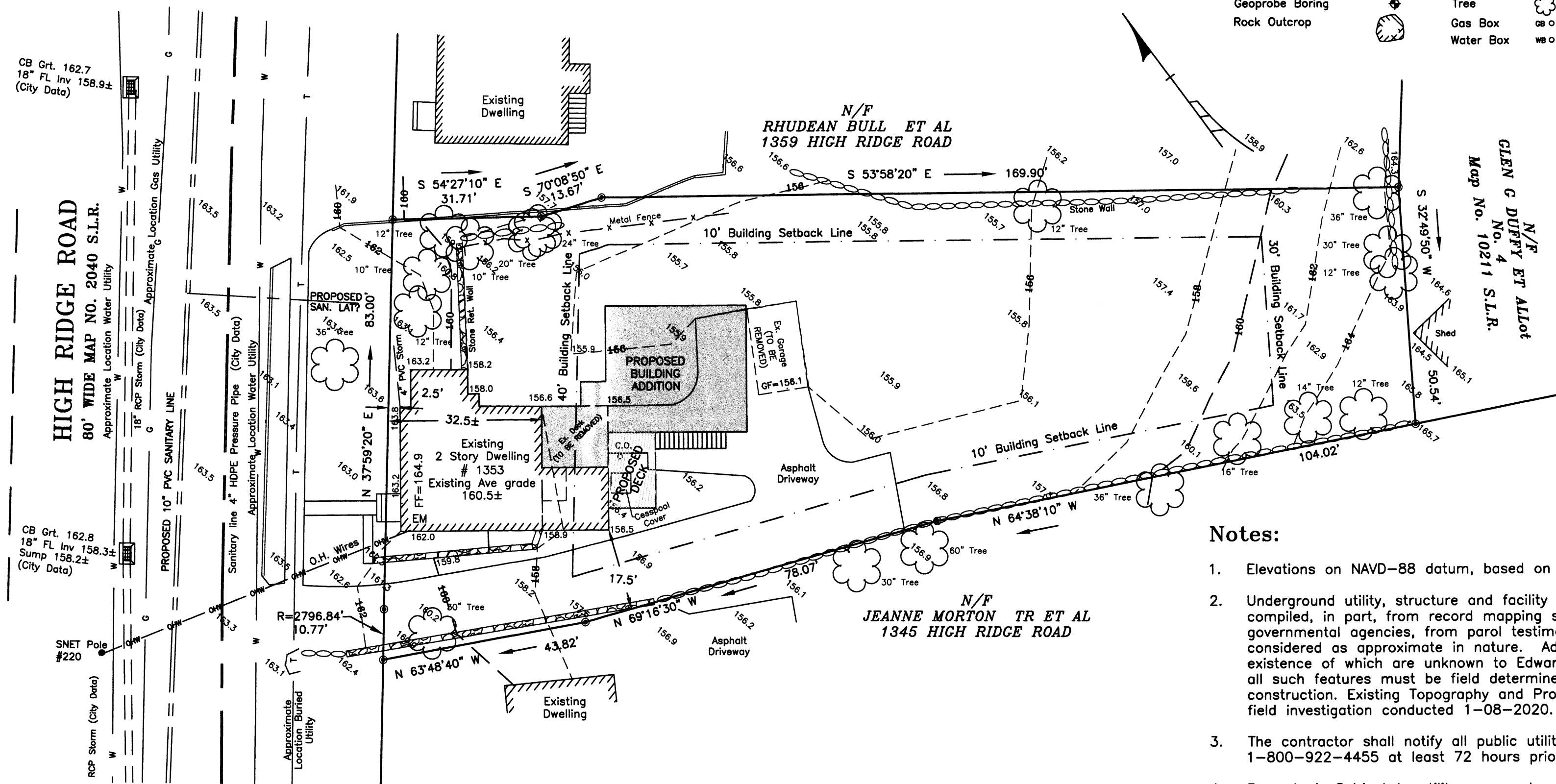
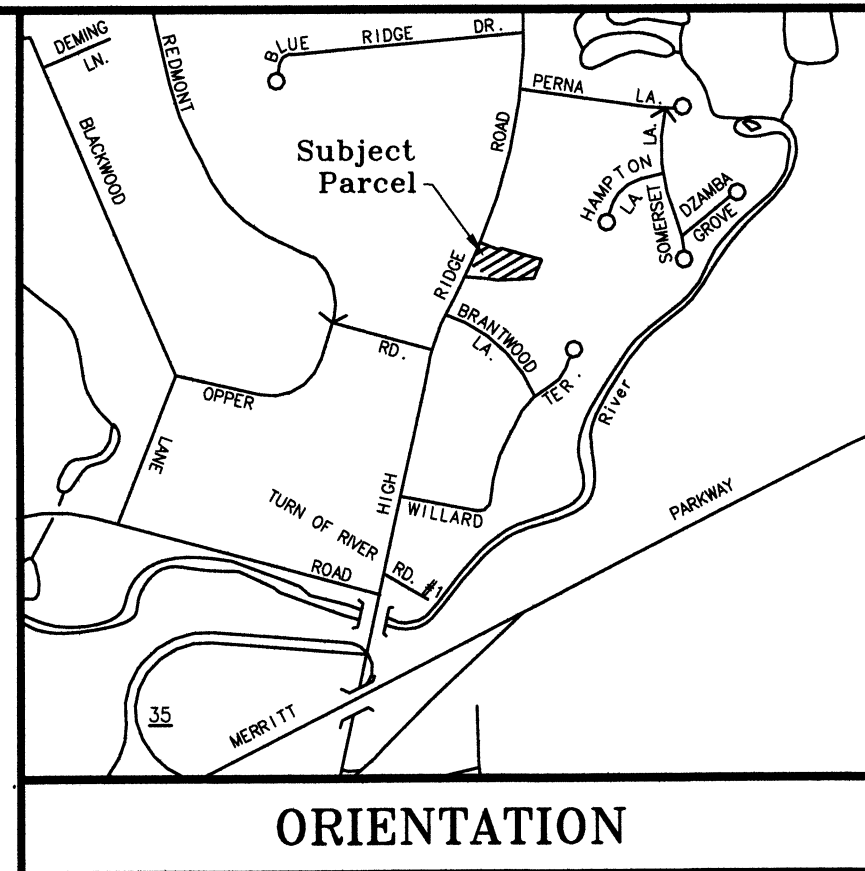
R-10 ZONE BUILDING SETBACK REQUIREMENTS

Front Street Line Setback.....	40
Center Line Of Street Setback.....	65
Rear Yard Setback.....	30
Side Yard Setback..... 10' w/ Total of.....	20
Max. Building Coverage.....20% Of Lot Area	
max Building height 2 1/2 Stories	30

Property Lines Not Staked By Contractual Agreement
Soil Types Not Delineated By Contractual Agreement

SIZE AND LOCATION OF PROPOSED SANITARY SEWER
DEVELOPMENT DEPICTED ON THIS MAP WAS PROVIDED BY
THE CITY OF STAMFORD. IT IS FOR DISPLAY & DISCUSSION
PURPOSES ONLY AND SUBJECT TO THE REVIEW AND
APPROVAL BY THE APPROPRIATE GOVERNING AUTHORITIES.
VERIFY PRIOR TO USE OF THIS MAP

<u>LEGEND</u>	<u>Existing</u>	
Spot Elevation	x 100.0	
Contour	— — — 100 — — —	
Storm Drain	== == == == ==	
Sanitary Sewer	====	
Gas Main	_____ G _____	
Water Main	_____ W _____	
Electric	_____ E _____	
Stone Wall		
Concrete Wall		
Fence	_____ X _____ X _____	
Guard Rail		
Catch Basin (In Curb)		Manhole
Catch Basin (Flush)		Yard Drain
Irrigation Control Valve		Light Pole
Traffic Signal Pole		Sign
Geoprobe Boring		Tree
Rock Outcrop		Gas Box
		Water Box



PLOT PLAN
PREPARED FOR
CARMELA LAZARTE
1353 HIGH RIDGE ROAD
STAMFORD, CONNECTICUT

A horizontal scale bar with tick marks at 0, 20, 40, and 60 feet. The text "SCALE IN FEET" is centered below the bar.

#013-24

1. Elevations on NAVD--88 datum, based on information Provided by the city of Stamford
2. Underground utility, structure and facility locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parol testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to Edward J. Frattaroli, Inc. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. Existing Topography and Property features Depicted on this map was based on a field investigation conducted 1--08--2020.
3. The contractor shall notify all public utility companies by calling Call--Before--You--Dig at 1--800--922--4455 at least 72 hours prior to crossing their lines.
4. Property is Subject to utility easements or Private Agreements if any, in addition to those Depicted, Noted and or referenced on this Map. Reference is hereby made to all notes on Recorded Documents hereon referenced that pertain to this parcel. No abstract of title Provided. Refer to Vol 11862 P 056 S.L.R. and vol. 12845 P 233 S.L.R. Map No 9309 S.L.R.
5. SIZE AND LOCATION OF PROPOSED DEVELOPMENT PROVIDED BY OTHERS. VARIANCES OF THE CITY OF STAMFORD ZONING REGULATIONS MAY BE REQUIRED. IT IS SUBJECT TO THE REVIEW AND APPROVAL BY THE APPROPRIATE GOVERNING AUTHORITIES

To my knowledge and belief this plan is substantially correct as noted hereon.

This Document and Copies Thereof are Valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null and void.

FOR: EDWARD J. FRATTAROLI, INC.
Land Surveyors • Engineers • Land Planners
STAMFORD, CONNECTICUT FEBRUARY 26, 2020

Scale: 1" = 20'

RENOVATIONS TO:

1353 HIGH RIDGE RD

STAMFORD, CT

#013-24

LAZARTE
Residence

1353 HIGH
RIDGE ROAD
STAMFORD CT

DRAWING
TITLE SHEET

AS INDICATE

NOTE:

LIST OF DRAWINGS

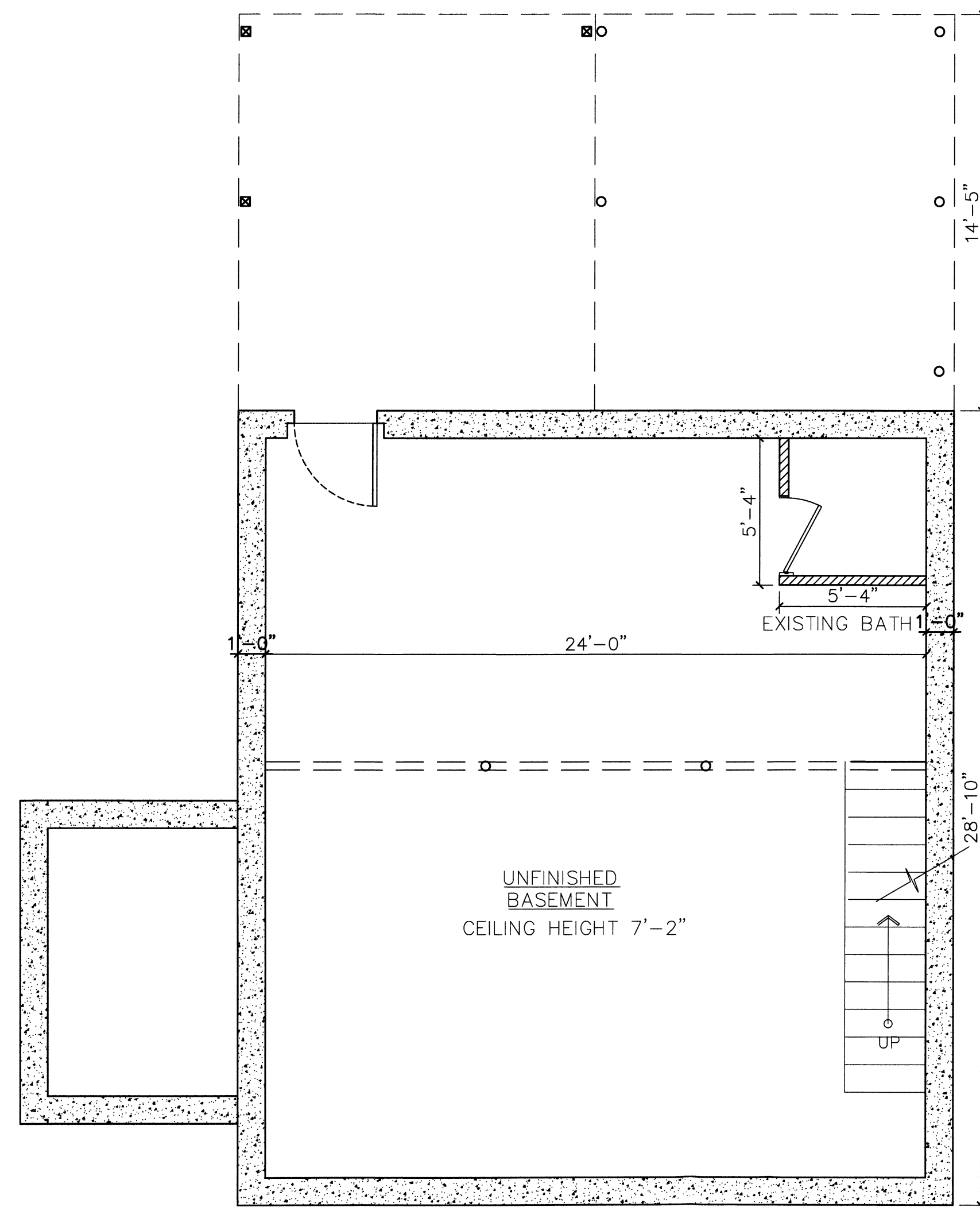
- T-1 TITLE SHEET
- A-1 BASEMENT AND FIRST FLOOR ESISTING PLAN
- A-2 SECOND FLOOR EXISTING HOUSE PLAN
- A-3 ATTIC AND ROOF EXISTING HOUSE PLAN
- A-4 FRONT AND RIGHT ELEVATION EXISTING HOUSE PLAN
- A-5 BACK AND LEFT ELEVATION EXISTING HOUSE PLAN
- A-6 PROPOSED BASEMENT AND FIRST FLOOR DEMOLITION
- A-7 PROPOSED SECOND FLOOR DEMOLITION
- A-100 PROPOSED ADDITION FOUNDATION
- A-101 PROPOSED BASEMENT FLOOR PLAN
- A-102 PROPOSED FIRST FLOOR PLAN
- A-103 PROPOSED SECOND FLOOR PLAN
- A-200 PROPOSED ADDITION FRONT AND RIGHT ELEVATION
- A-201 PROPOSED ADDITION LEFT AND BACK ELEVATION
- A-202 PROPOSED ADDITION ATTIC FLOOR AND ROOF PLAN
- S-100 PROPOSED FIRST FLOOR FRAMING FLOOR PLAN
- S-101 PROPOSED SECOND FLOOR FRAMING FLOOR PLAN
- S-102 PROPOSED FRAMING ROOF PLAN
- E-101 BASEMENT ELECTRIC / LIGHTING PLAN
- E-102 FIRST FLOOR ELECTRIC / LIGHTING PLAN
- E-103 SECOND FLOOR ELECTRIC / LIGHTING PLAN

- S-100 PROPOSED FIRST FLOOR FRAMING FLOOR PLAN
- S-101 PROPOSED SECOND FLOOR FRAMING FLOOR PLAN
- S-102 PROPOSED FRAMING ROOF PLAN
- E-101 BASEMENT ELECTRIC / LIGHTING PLAN
- E-102 FIRST FLOOR ELECTRIC / LIGHTING PLAN
- E-103 SECOND FLOOR ELECTRIC / LIGHTING PLAN
- G-101 GENERAL NOTES & LEGEND
- D-301 DETAILS
- D-302 DETAILS
- W-301 WALL SECTION

DRAWING NUMBER

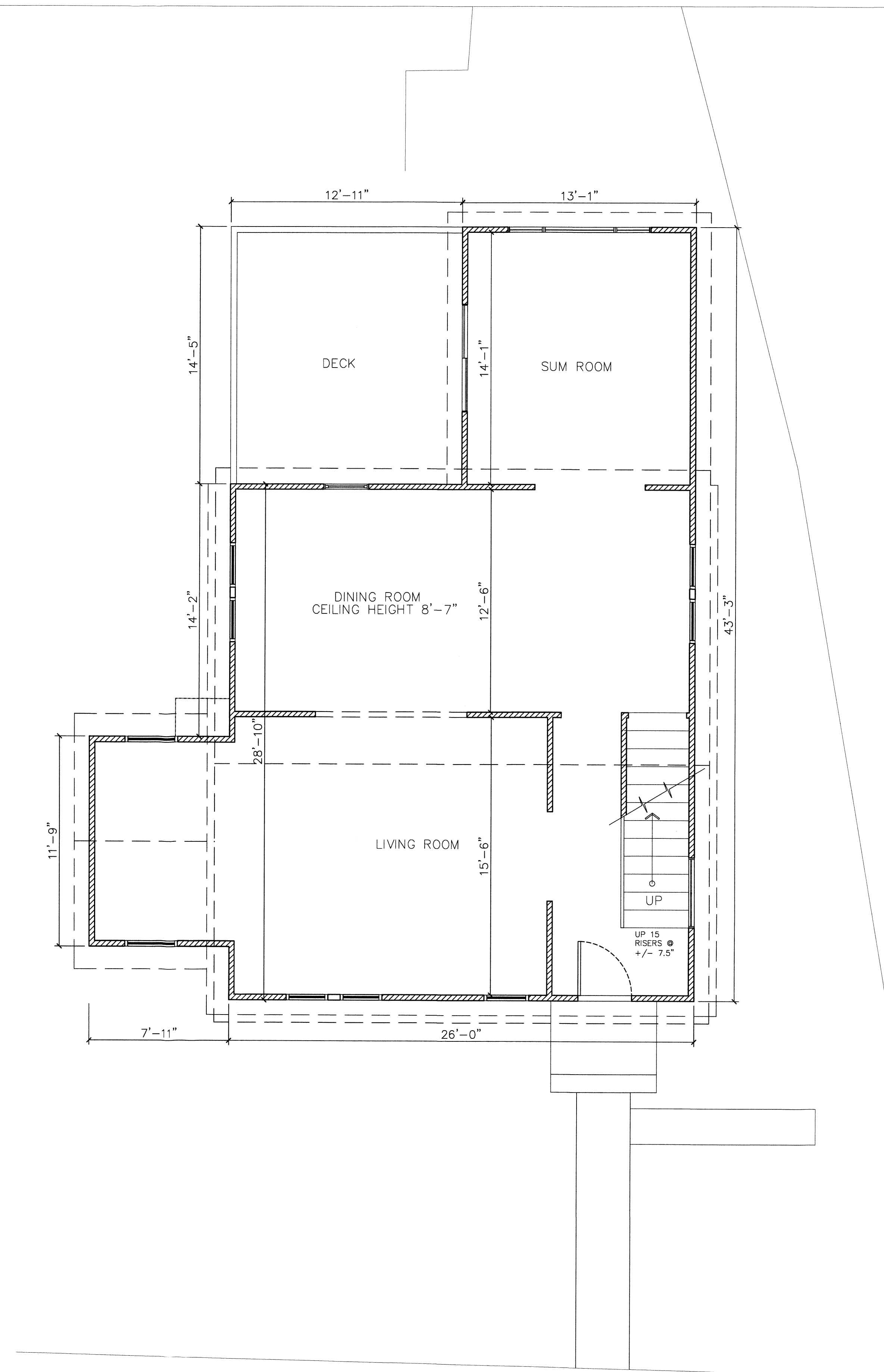
T-1

6 / 18 / 2023



BASEMENT
SCALE: 1/4" - 1'-0"

EXISTING HOUSE 1353 HIGH RIDGE ROAD STAMFORD CT



HIGH RIDGE ROAD

1.005 SQ. FT. EXISTING FIRST FLOOR AREA

FIRST FLOOR
SCALE: 1/4" - 1'-0"

**LAZARTE
Residence**

1353 HIGH
RIDGE ROAD
STAMFORD CT

**BASEMENT &
FIRST FLOOR
EXISTING
PLAN**

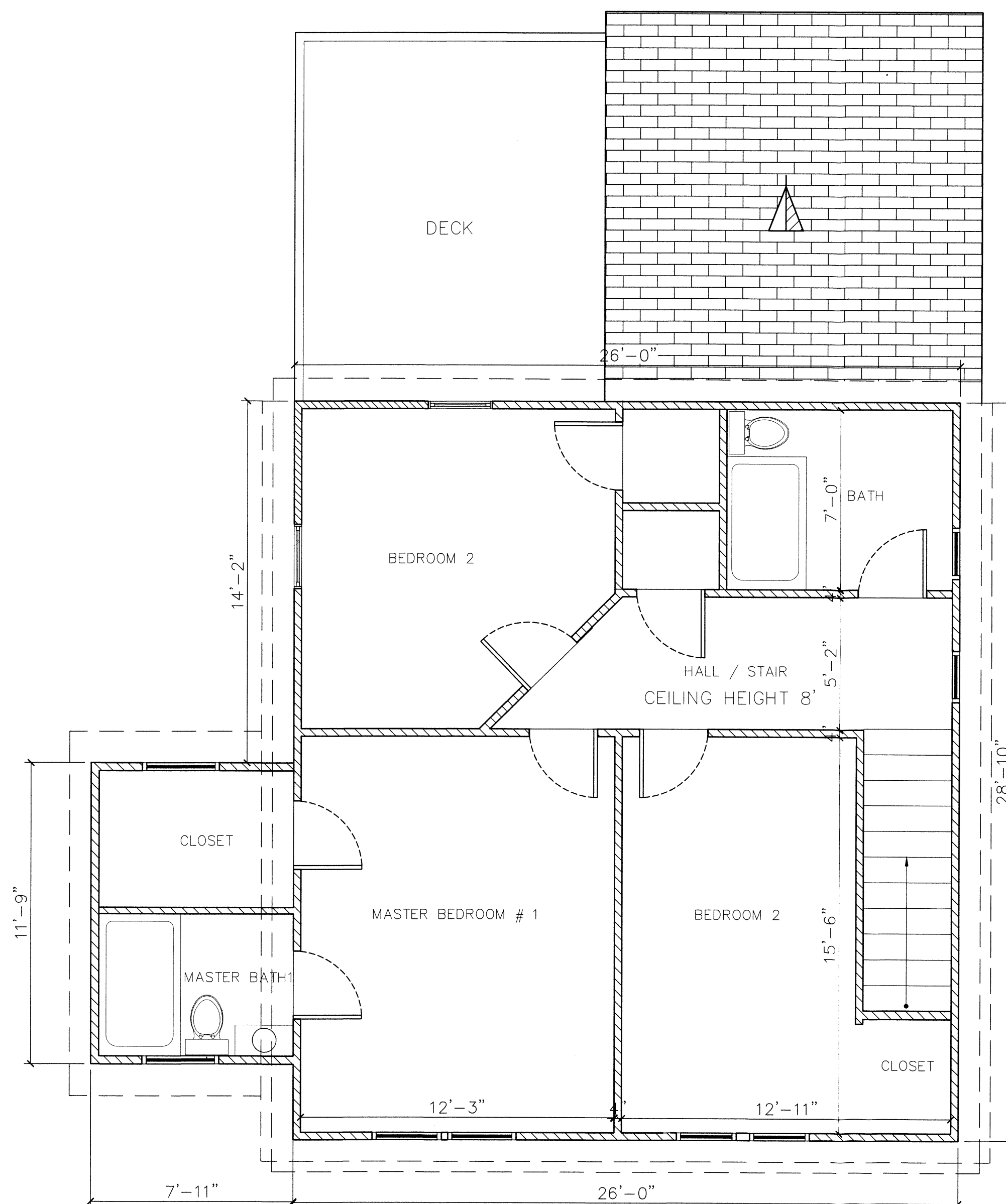
SCALE: 1/4" - 1'-0"

NOTE:

DRAWING NUMBER

A-1

6 / 18 / 2023



815 SQ. FT. EXISTING SECOND FLOOR AREA

SECOND FLOOR

SCALE: 1/4" - 1'-0"

**LAZARTE
Residence**

1353 HIGH
RIDGE ROAD
STAMFORD CT

SECOND FLOOR
EXISTING HOUSE

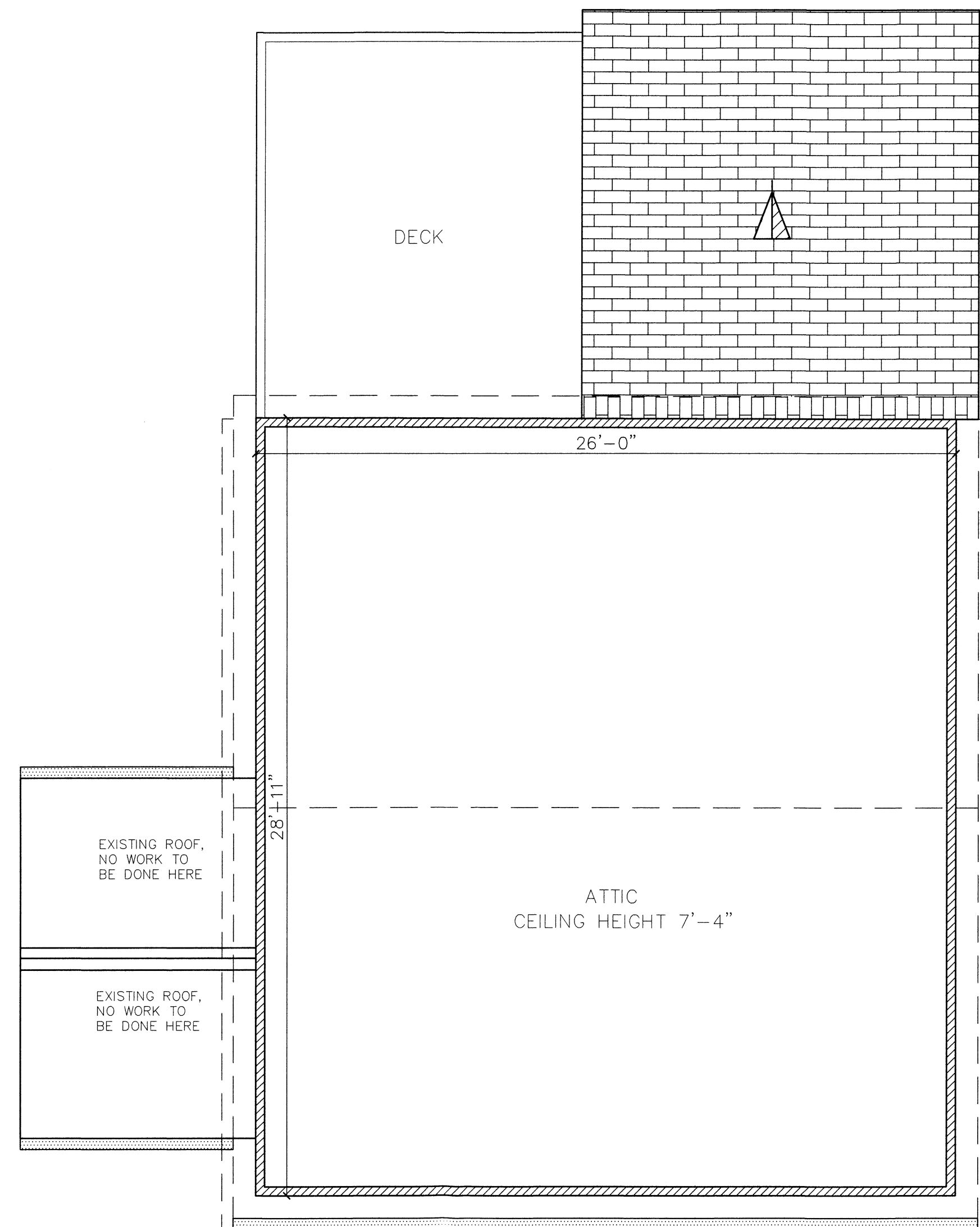
SCALE: 1/4" - 1'-0"

NOTE:

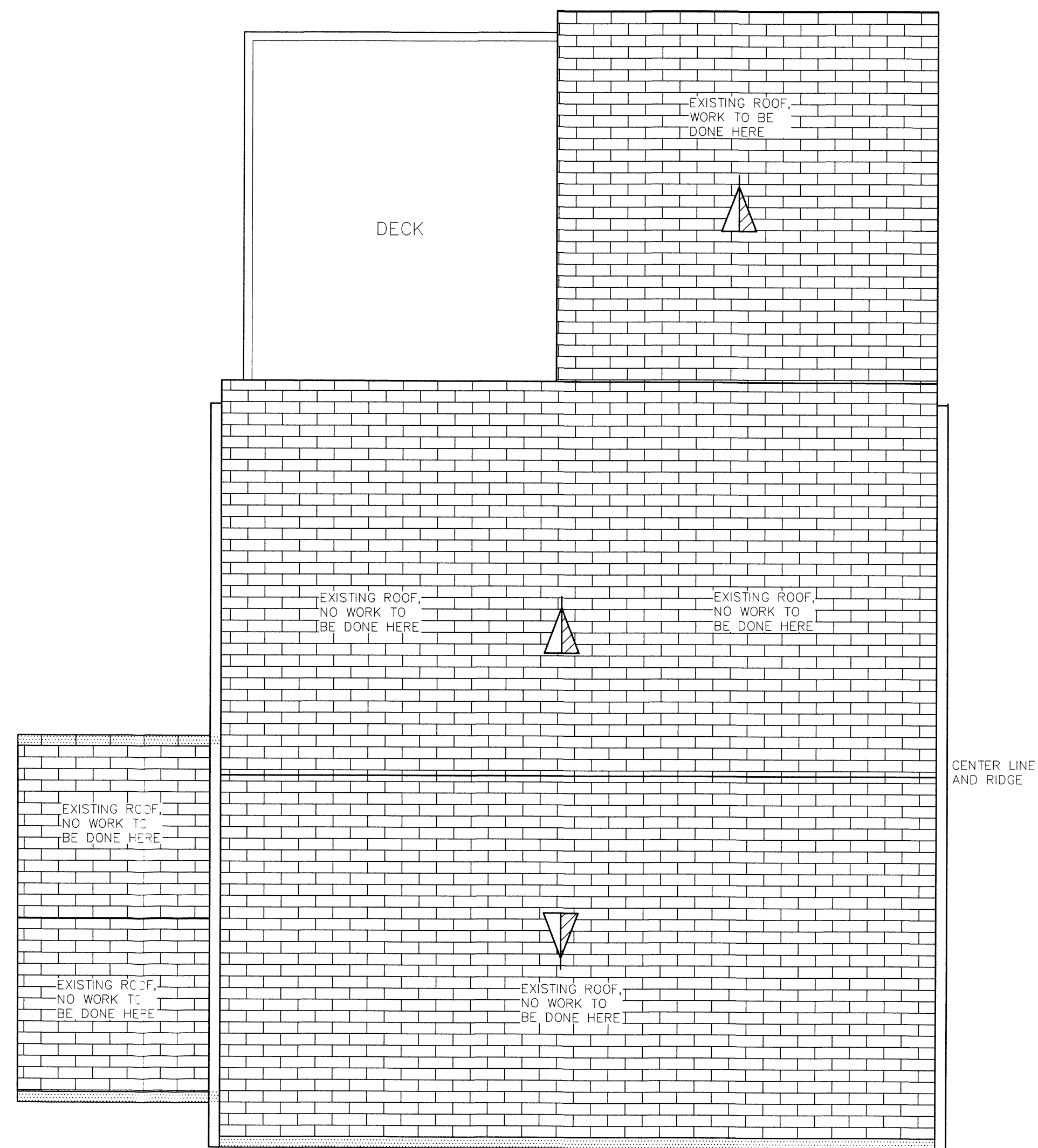
DRAWING NUMBER

A-2

6 / 18 / 2023



ATTIC
SCALE: 1/14" - 1'-0"



ROOF PLAN
SCALE: 1/14" - 1'-0"

**LAZARTE
Residence**

1353 HIGH
RIDGE ROAD
STAMFORD CT

ATTIC & ROOF
EXISTING
HOUSE

SCALE: 1/4" - 1'-0"

NOTE:

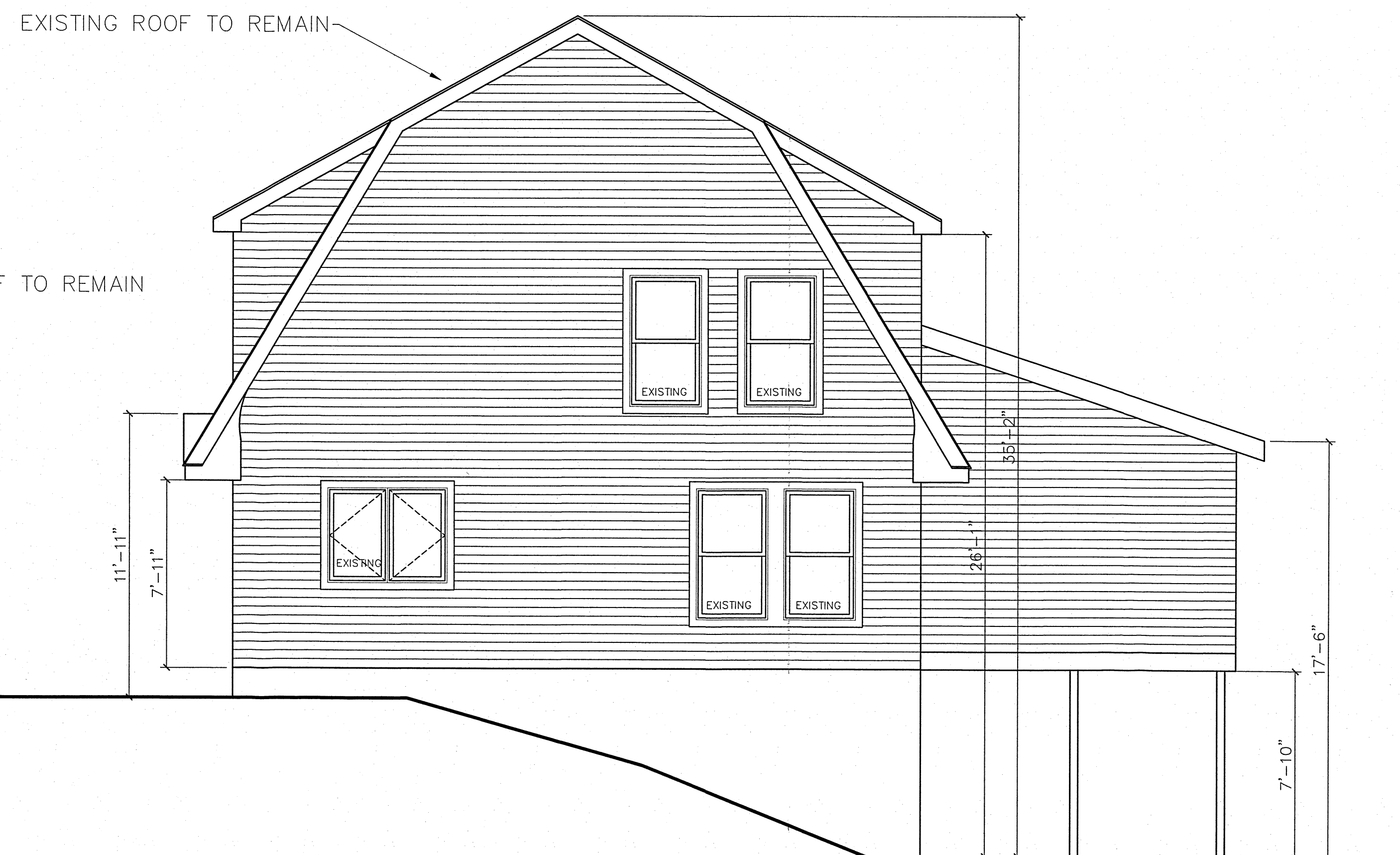
DRAWING NUMBER

A-3

6 / 18 / 2023



FRONT ELEVATION
SCALE: 1/4" - 1'-0"



RIGHT ELEVATION
SCALE: 1/4" - 1'-0"

**LAZARTE
Residence**

1353 HIGH
RIDGE ROAD
STAMFORD CT

FRONT AND RIGHT
ELEVATION

SCALE: 1/4" - 1'-0"

NOTE:

DRAWING NUMBER

A-4

6 / 18 / 2023

**LAZARTE
Residence**

1353 HIGH
RIDGE ROAD
STAMFORD CT

**BACK AND LEFT
ELEVATION**

SCALE: 1/4" - 1'-0"

NOTE:

DRAWING NUMBER

A-5

6 / 18 / 2023

EXISTING ROOF TO REMAIN



BACK ELEVATION
SCALE: 1/4" - 1'-0"

EXISTING ROOF TO REMAIN



LEFT ELEVATION
SCALE: 1/4" - 1'-0"

LAZARTE
Residence

1353 HIGH
RIDGE ROAD
STAMFORD CT

PROPOSED
BASEMENT
AND FIRST FLOOR
DEMOLITION

SCALE: 1/4" - 1'-0"

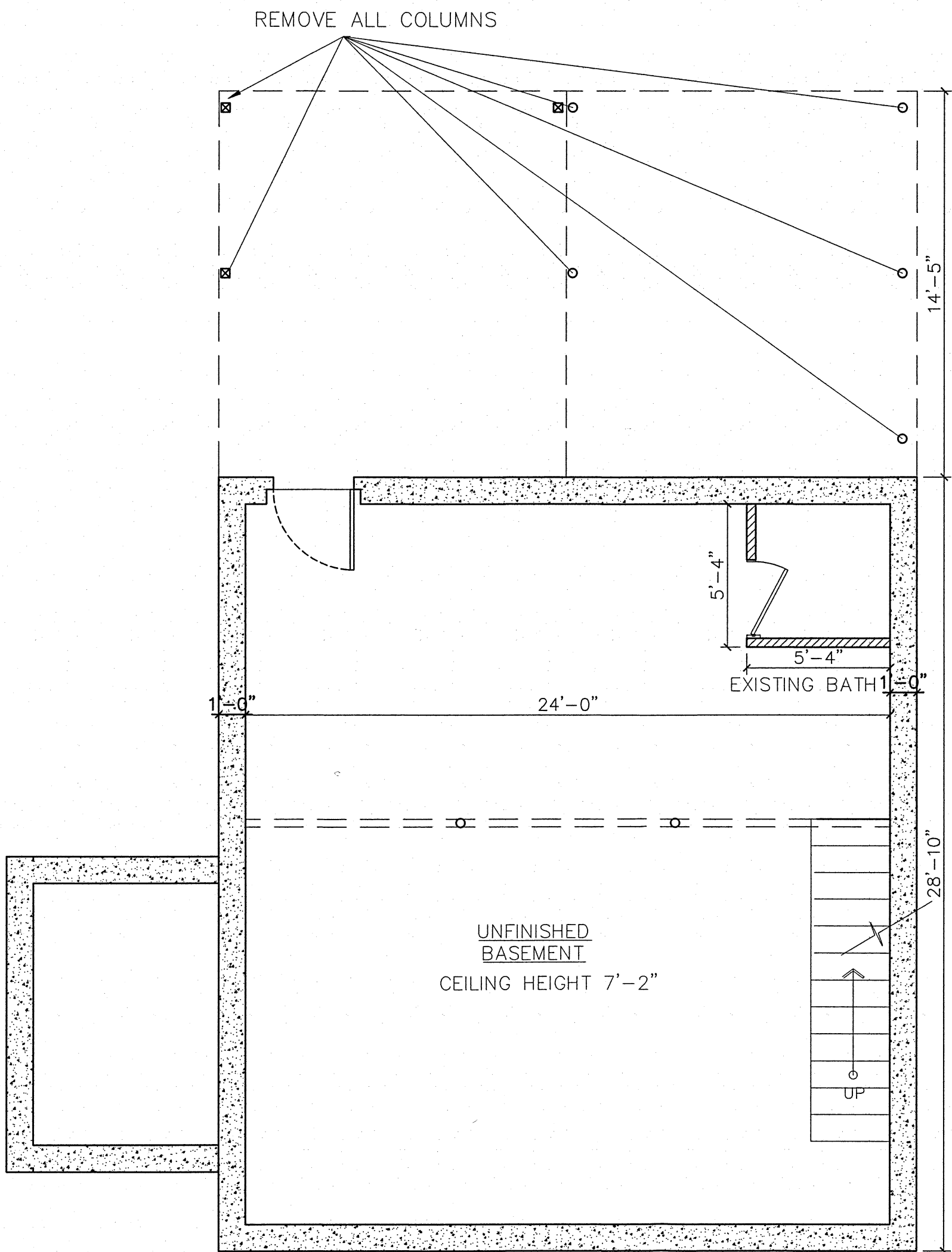
NOTE:

DRAWING NUMBER

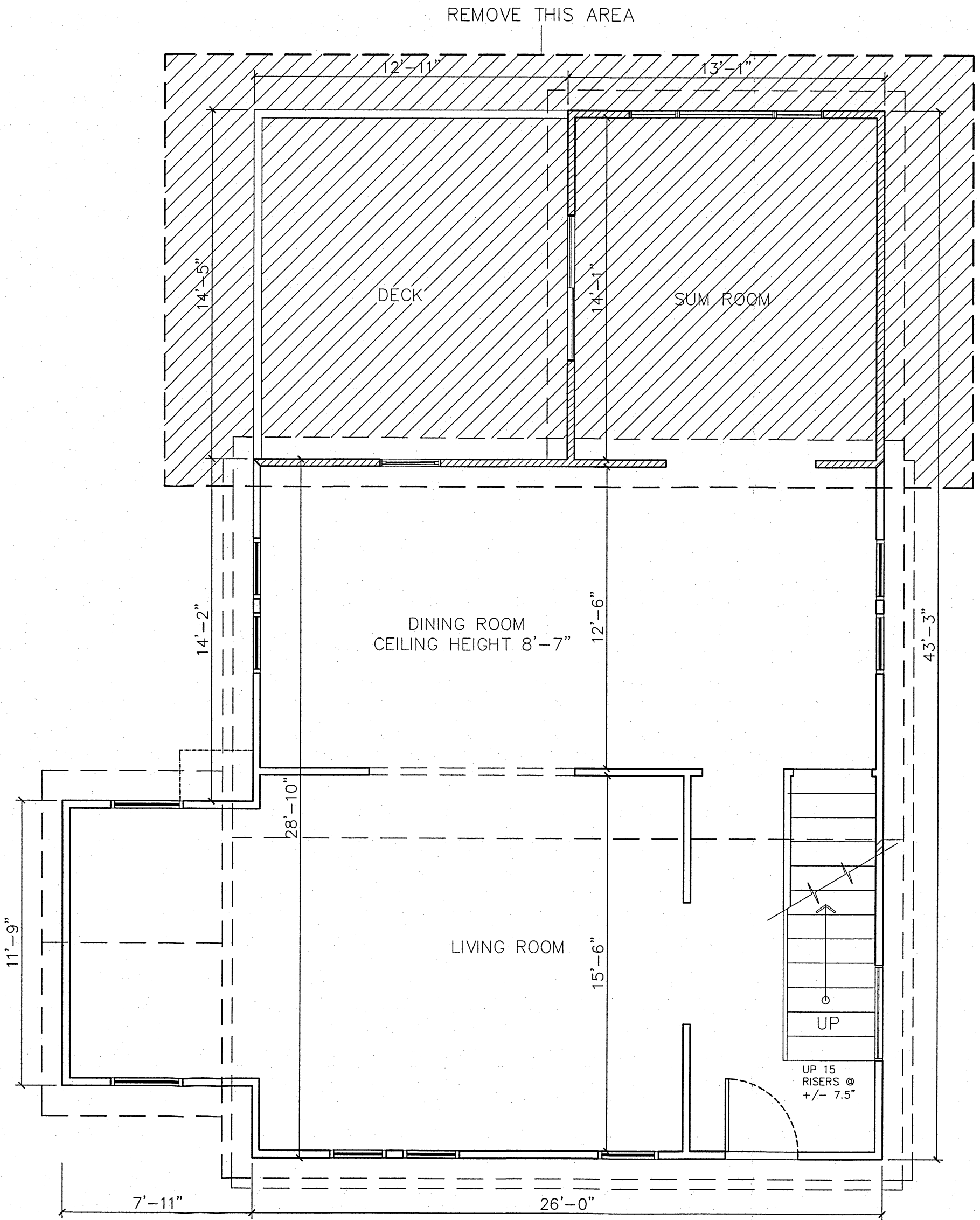
A-6



REMAIN
DEMOLITION

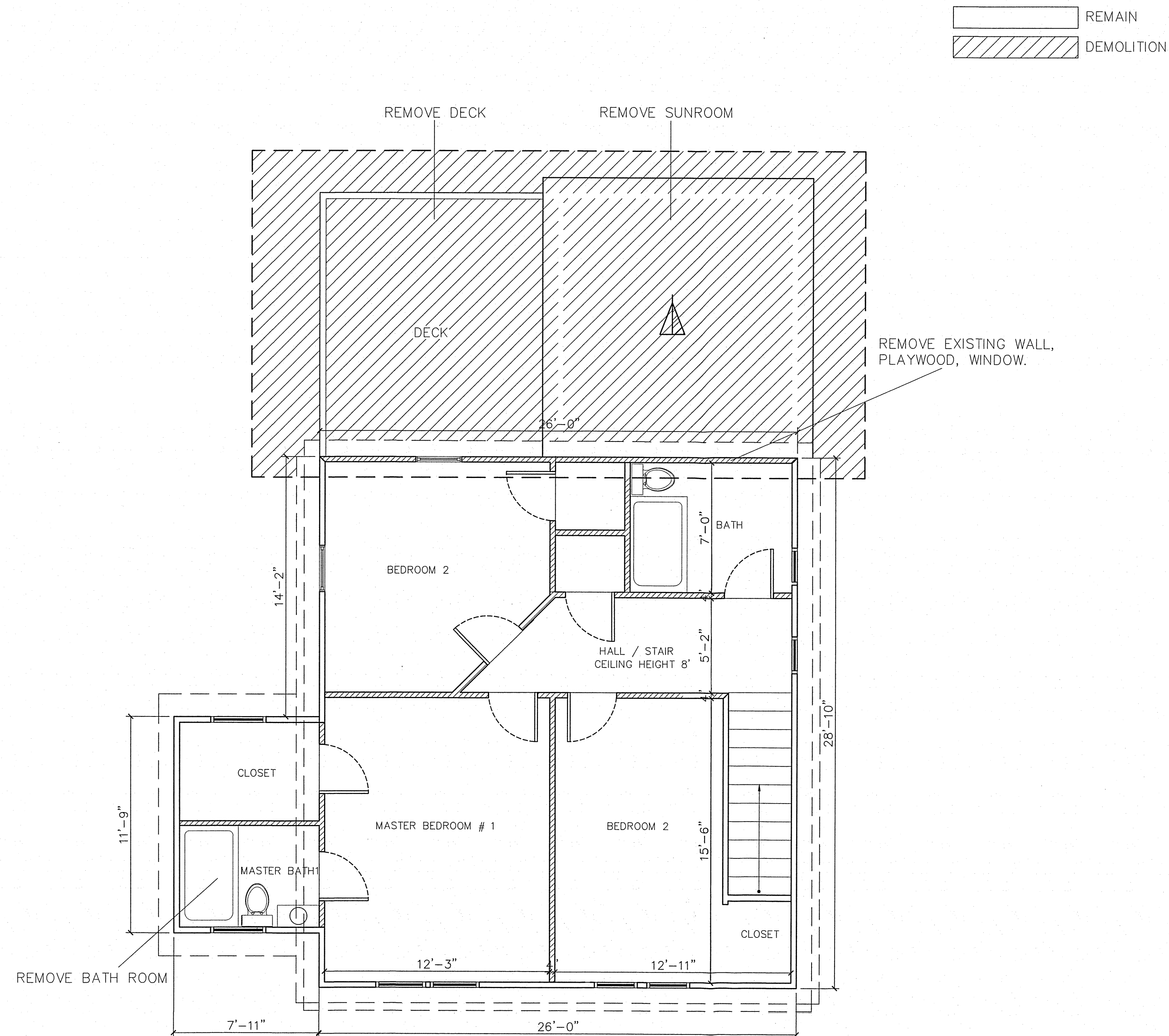


BASEMENT DEMOLITION
SCALE: 1/4" - 1'-0"



FIRST FLOOR DEMOLITION
SCALE: 1/4" - 1'-0"

EXISTING HOUSE 1353 HIGH RIDGE ROAD STAMFORD CT



SECOND FLOOR DEMOLITION
SCALE: 1/4" - 1'-0"

**LAZARTE
Residence**

**1353 HIGH
RIDGE ROAD
STAMFORD CT**

**PROPOSED
SECOND FLOOR
DEMOLITION**

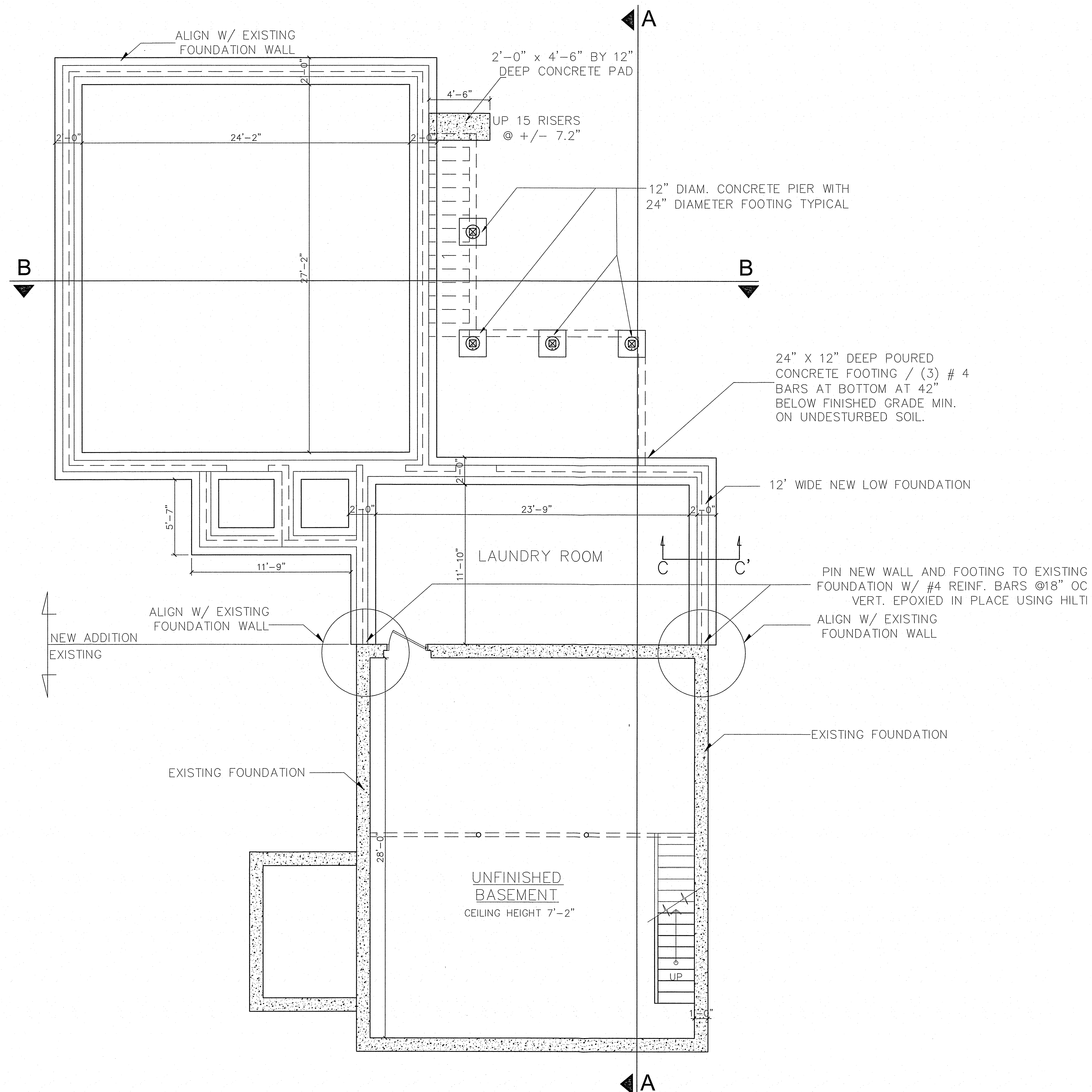
SCALE: 1/4" - 1'-0"

NOTE:

DRAWING NUMBER

A-7

6 / 18 / 2023



PROPOSED ADDITION FOUNDATION
SCALE: 1/4" - 1'-0"

**LAZARTE
Residence**

1353 HIGH
RIDGE ROAD
STAMFORD CT

**PROPOSED
ADDITION
FOUNDATION
PLAN**

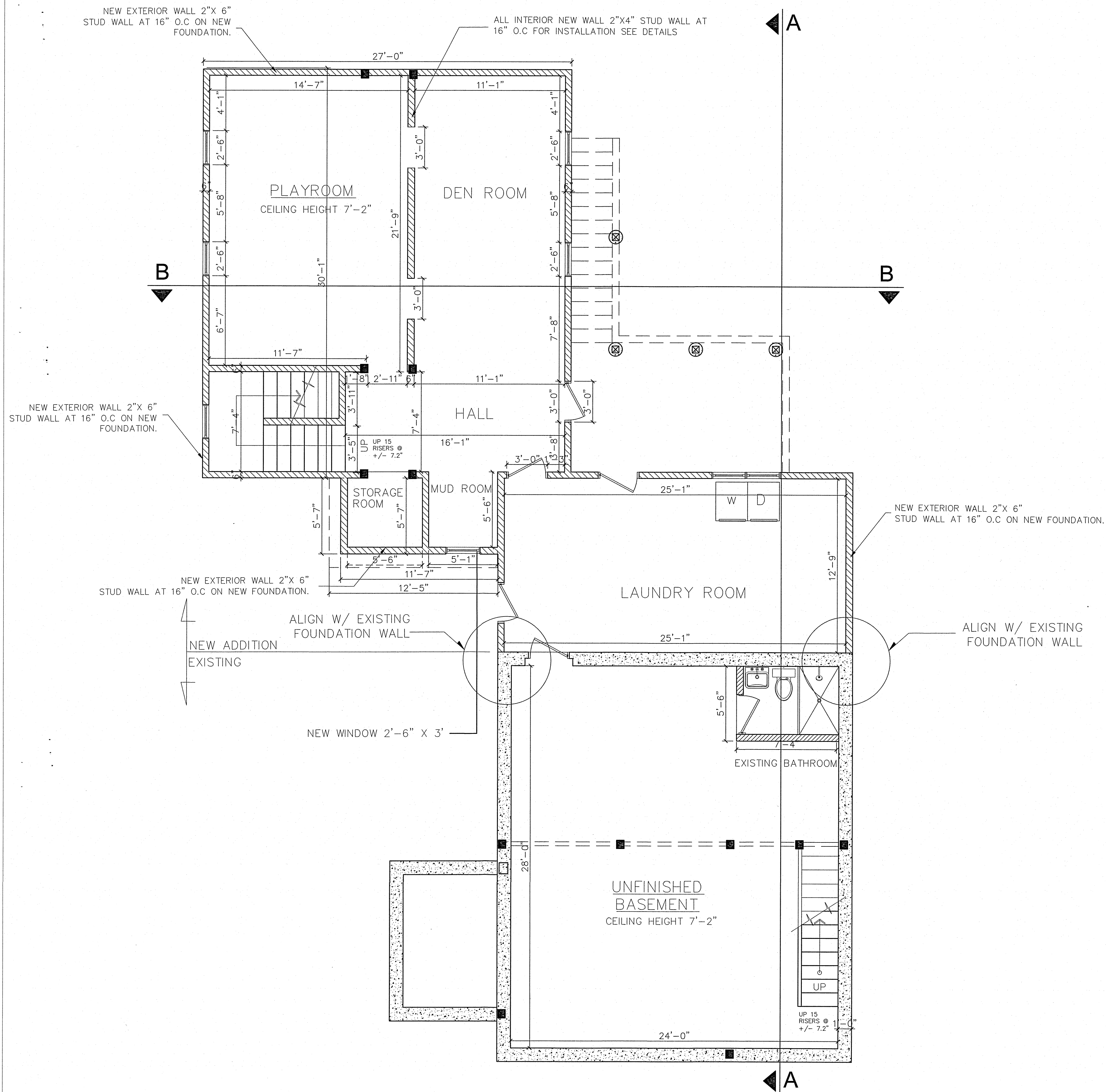
SCALE: 1/4" - 1'-0"

NOTE:

DRAWING NUMBER

A-100

6 / 18 / 2023



NOTES.

- LOAD POINTS POST AT EACH LOCATION
- LOAD POINTS FROM ABOVE
- BEARING WALL
- DOUBLE JOIST UNDER WALLS TYPICAL
- (2) 1 3/4" X 7 1/2" LVL TYPICAL HEADER OR (3) 2X8 AT WINDOWS, UNLESS OTHERWISE NOTED
- ALLWAYS POST IN BETWEEN WINDOWS TYPICAL AND MULTIPLE DOORS

BASEMENT

SCALE: 1/4" - 1'-0"

**LAZARTE
Residence**

**1353 HIGH
RIDGE ROAD
STAMFORD CT**

**PROPOSED
BASEMENT
PLAN**

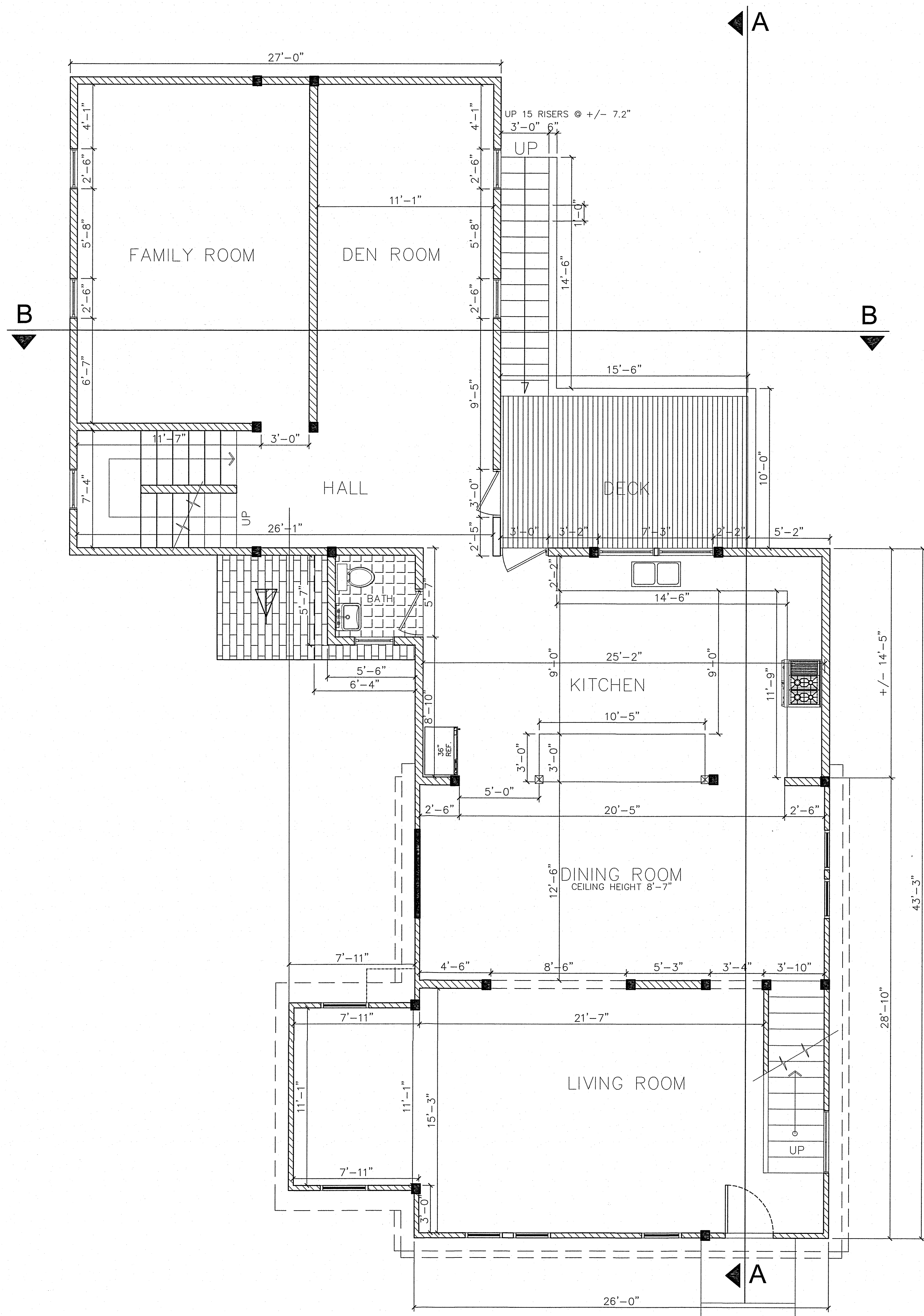
SCALE: 1/4" - 1'-0"

NOTE:

DRAWING NUMBER

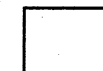
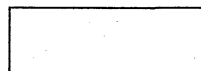
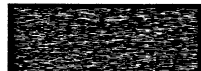
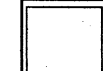
A-101

6 / 18 / 2023



2.054 SQ. FT. FIRST FLOOR AREA
FIRST FLOOR
SCALE: 1/4" - 1'-0"

NOTES.

-  LOAD POINTS POST AT EACH LOCATION
-  LOAD POINTS FROM ABOVE
-  BEARING WALL
-  DOUBLE JOIST UNDER WALLS TYPICAL
-  (2) 1 3/4" X 7 1/2" LVL TYPICAL HEADER
OR (3) 2X8 AT WINDOWS, UNLESS OTHERWISE NOTED
-  ALWAYS POST IN BETWEEN WINDOWS TYPICAL
AND MULTIPLE DOORS

**LAZARTE
Residence**

1353 HIGH
RIDGE ROAD
STAMFORD CT

PROPOSED
FIRST FLOOR
PLAN

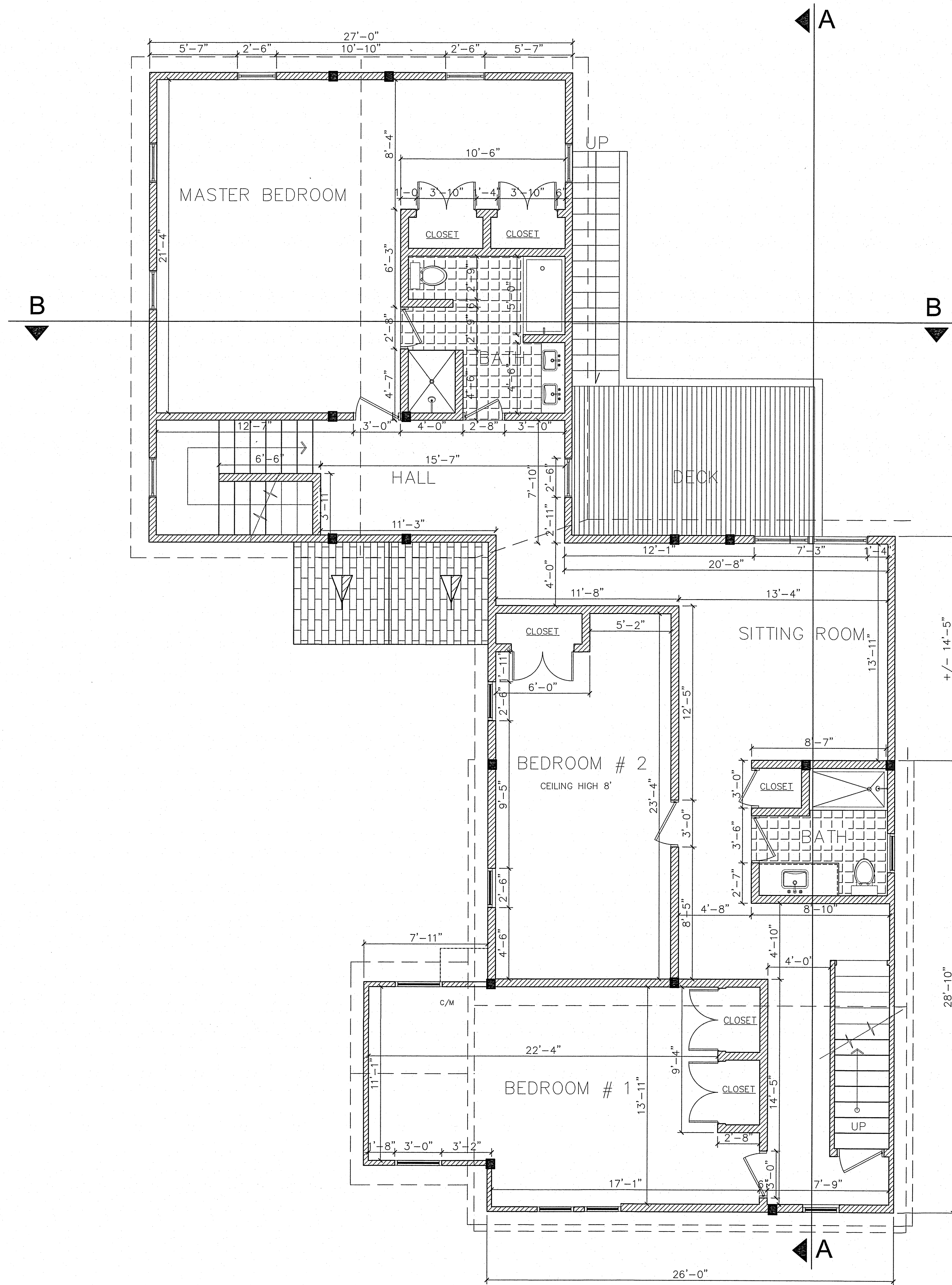
SCALE: 1/4" - 1'-0"

NOTE:

DRAWING NUMBER

A-102

6 / 18 / 2023

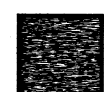
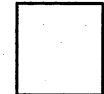
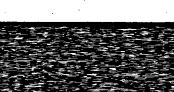
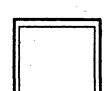


2.023 SQ. FT. SECOND FLOOR AREA

SECOND FLOOR

SCALE: 1/4" - 1'-0"

NOTES.

-  LOAD POINTS POST AT EACH LOCATION
-  LOAD POINTS FROM ABOVE
-  BEARING WALL
-  DOUBLE JOIST UNDER WALLS TYPICAL
-  (2) 1 3/4" X 7 1/2" LVL TYPICAL HEADER
OR (3) 2X8 AT WINDOWS, UNLESS OTHERWISE NOTED
-  ALWAYS POST IN BETWEEN WINDOWS TYPICAL
AND MULTIPLE DOORS

LAZARTE
Residence

1353 HIGH
RIDGE ROAD
STAMFORD CT

PROPOSED
ADDITION
SECOND FLOOR

SCALE: 1/4" - 1'-0"

NOTE:

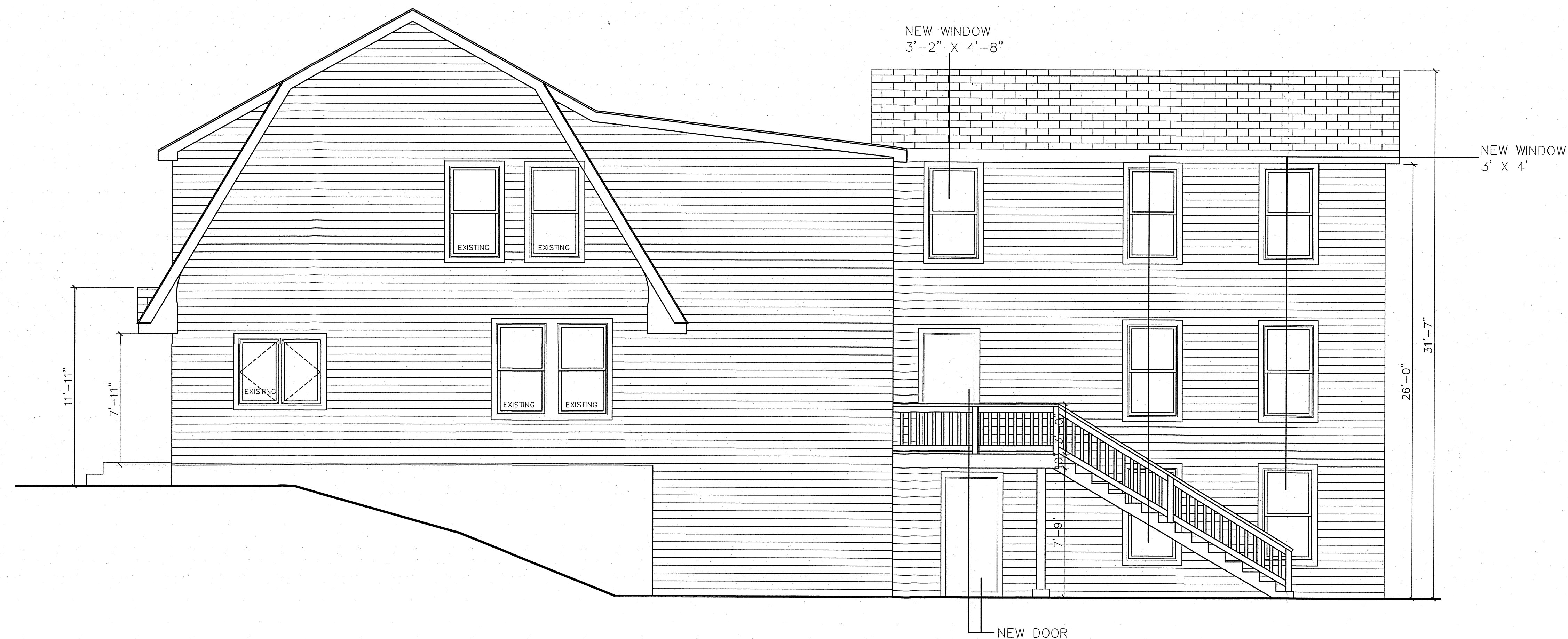
DRAWING NUMBER

A-103

6 / 18 / 2023



FRONT ELEVATION
SCALE: 3/16" - 1'-0"



RIGHT ELEVATION
SCALE: 1/4" - 1'-0"

**LAZARTE
Residence**

1353 HIGH
RIDGE ROAD
STAMFORD CT

PROPOSED
ADDITION
RIGHT ELEVATION
FRONT ELEVATION

SCALE: 1/4" - 1'-0"

NOTE:

DRAWING NUMBER

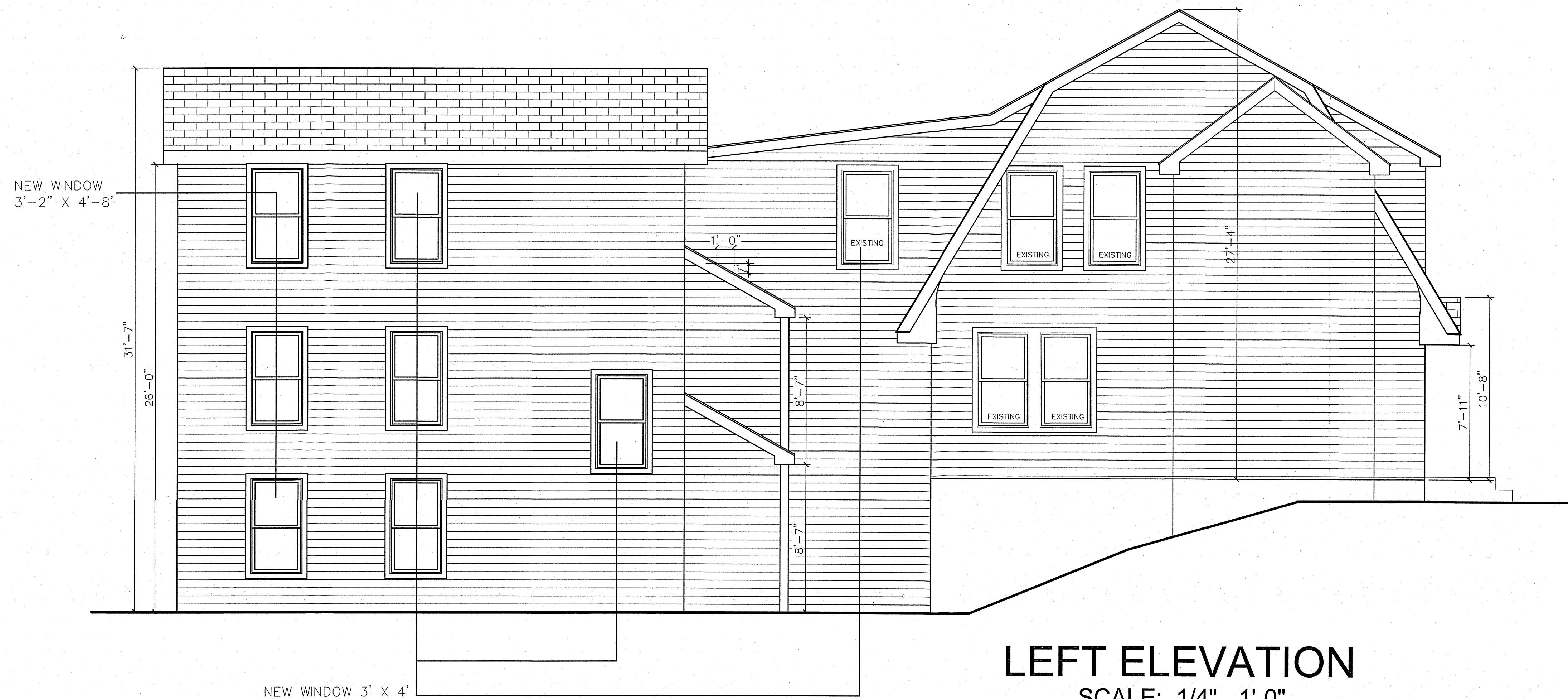
A-200

6 / 18 / 2023



BACK ELEVATION

SCALE: 1/4" - 1'-0"



LEFT ELEVATION

SCALE: 1/4" - 1'-0"

LAZARTE
Residence

1353 HIGH
RIDGE ROAD
STAMFORD CT

PROPOSED
ADDITION
LEFT ELEVATION
BACK ELEVATION

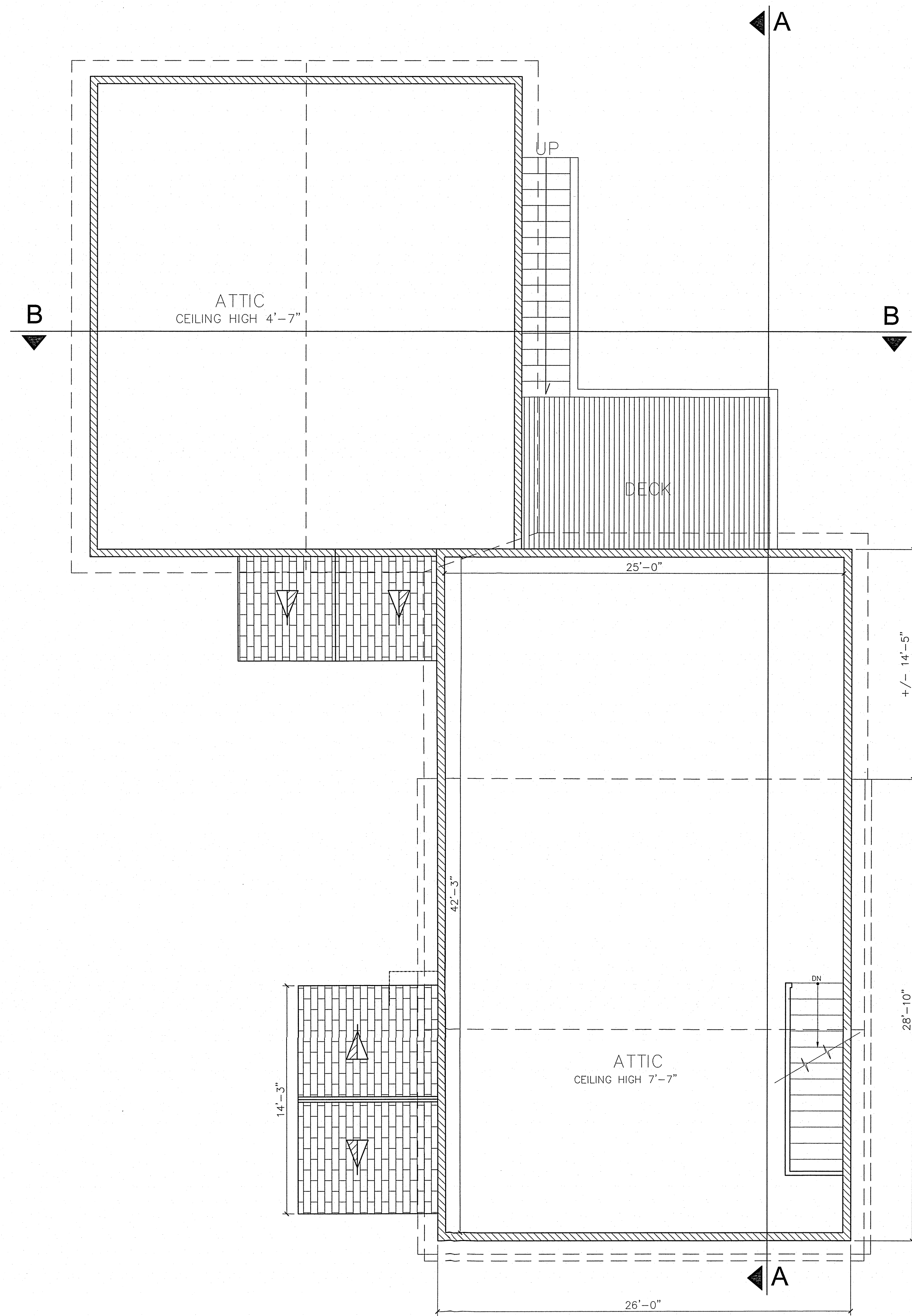
SCALE: 1/4" - 1'-0"

NOTE:

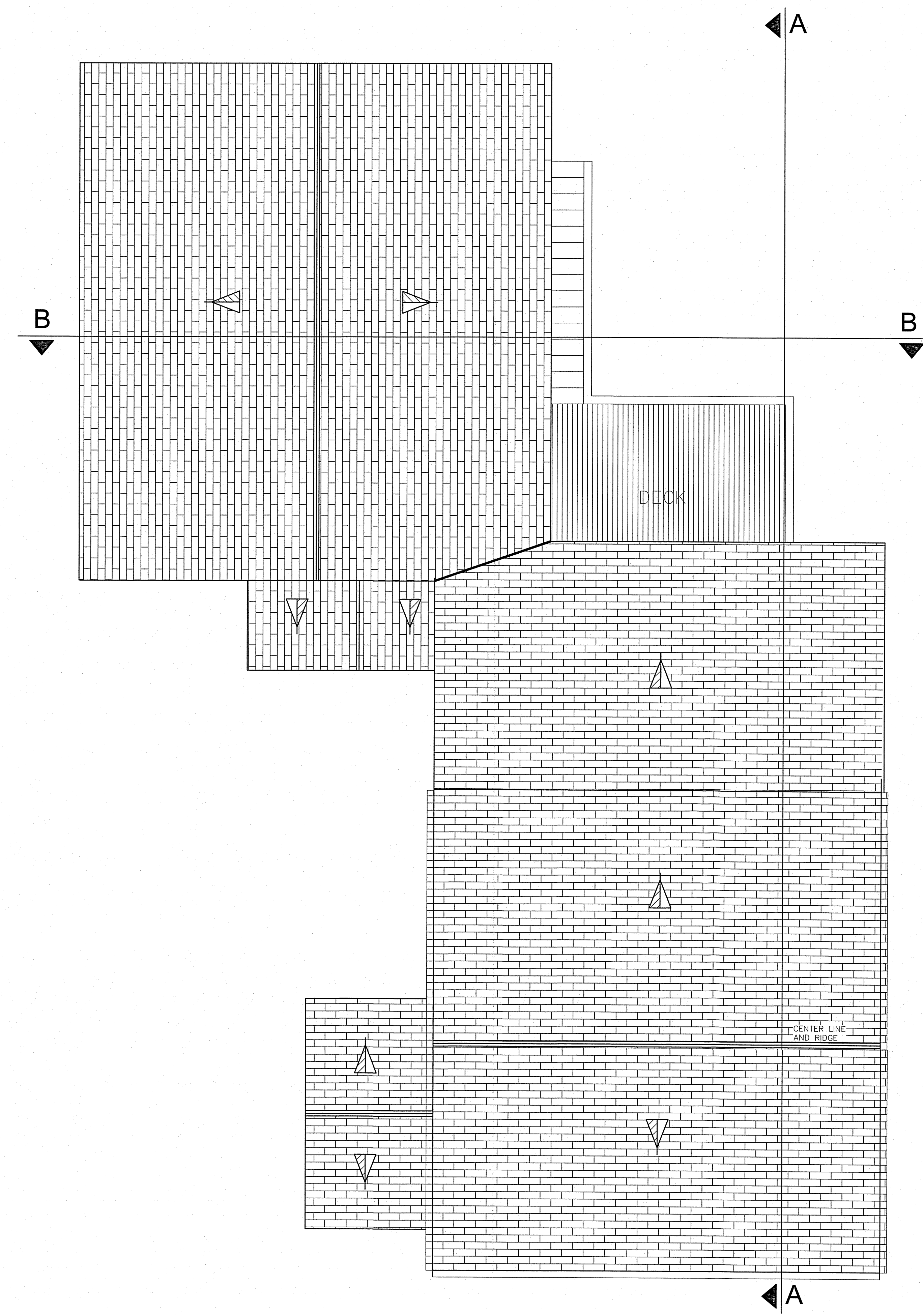
DRAWING NUMBER

A-201

6 / 18 / 2023



ATTIC FLOOR
SCALE: 1/4" - 1'-0"



ROOF PLAN
SCALE: 1/4" - 1'-0"

**LAZARTE
Residence**

1353 HIGH
RIDGE ROAD
STAMFORD CT

**PROPOSED
ADDITION
ATTIC FLOOR
ROOF PLAN**

SCALE: 1/4" - 1'-0"

NOTE:

DRAWING NUMBER

A-202

6 / 18 / 2023