

**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

2. Address of affected premises:

226 Fifth Street, Stamford, CT 06905

_____ street

_____ zip code

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

Block: 216 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: Robert L Groce and Mayra M. Rios

Address of Owner: 226 Fifth Street Stamford CT Zip 06905

Applicant Name: Robert L Groce and Mayra M. Rios

Address of Applicant: 226 Fifth Street, Stamford CT Zip 06905

Agent Name: _____

Address of Agent: _____ Zip _____

EMAIL ADDRESS: mmrios325@gmail.com
(Must be provided to receive comments from letters of referral)

Telephone # of Agent _____ **Telephone # of Owner** 203-952-3479/914-269-8325

(CONTACT IS MADE WITH AGENT, IF ONE)

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

Two story single family house with garage.

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

1st floor-mud room, laundry, pantry and half bath.

Construct 2nd story addition adding a bedroom and bathroom and family room with bathroom over the garage.

The proposed linear dimensions for the addition are 47'-5"x20'-5" for the second floor, and 10'-10"x17'-2" + 20'-5"x9'-11" for the first floor.

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):

1. Variance of Table 2 Appendix B for a side yard set back of 3.2 ft in lieu of the 10 feet required.

2. Variance of Table 2 Appendix B for a side yard set back for both sides of 19.6 ft in lieu of

the 20 ft required.

DO NOT WRITE ON BACK OF PAGE

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:

Existing non conforming house is already built 3.2 ft from the property line.

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

We are not seeking to expand any further than the already existing footprint of the house.



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

We are not seeking to expand on the already existing set back of 3.2 ft. After the addition, the house will remain consistent with other homes in the area.

SPECIAL PERMIT N/A
(Complete this section **only** for special permits)

SPECIAL PERMIT is requested as authorized by Section(s) _____ of the Zoning Regulations.
Provide details of what is being sought:

SIGNATURE REQUIRED FOR ALL APPLICATONS

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

Date Filed: 4/26/24

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
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: 4/30/24

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: ZONING BOARD ZBA



ZBA Application #020-24
226 Fifth Street

Date: 5/1/2024

1 inch = 67 feet



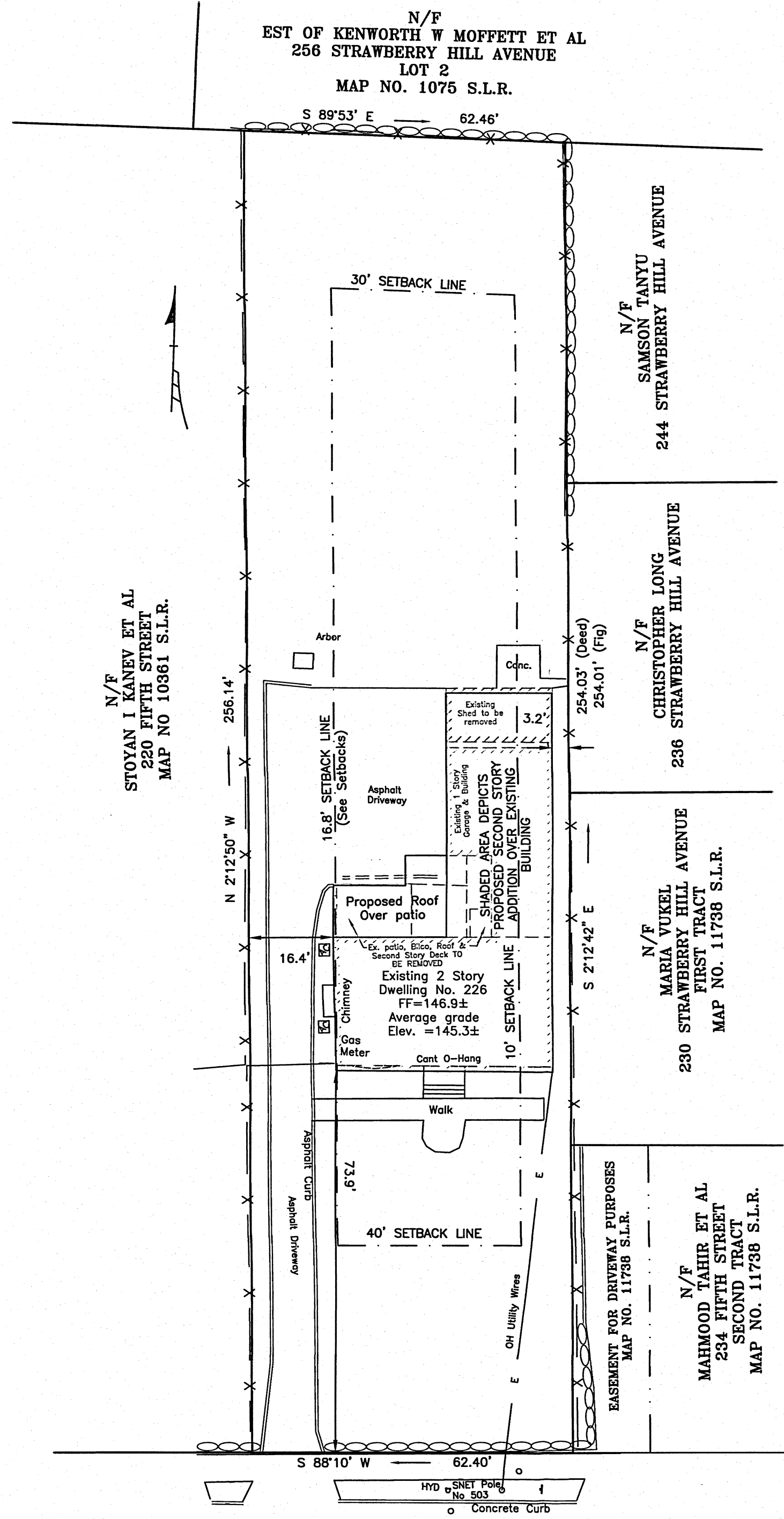
R-10 ZONE BUILDING SETBACK REQUIREMENTS

- 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'

Zoning Information Is Subject To The Review And Approval By The Appropriate Governing Authority

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

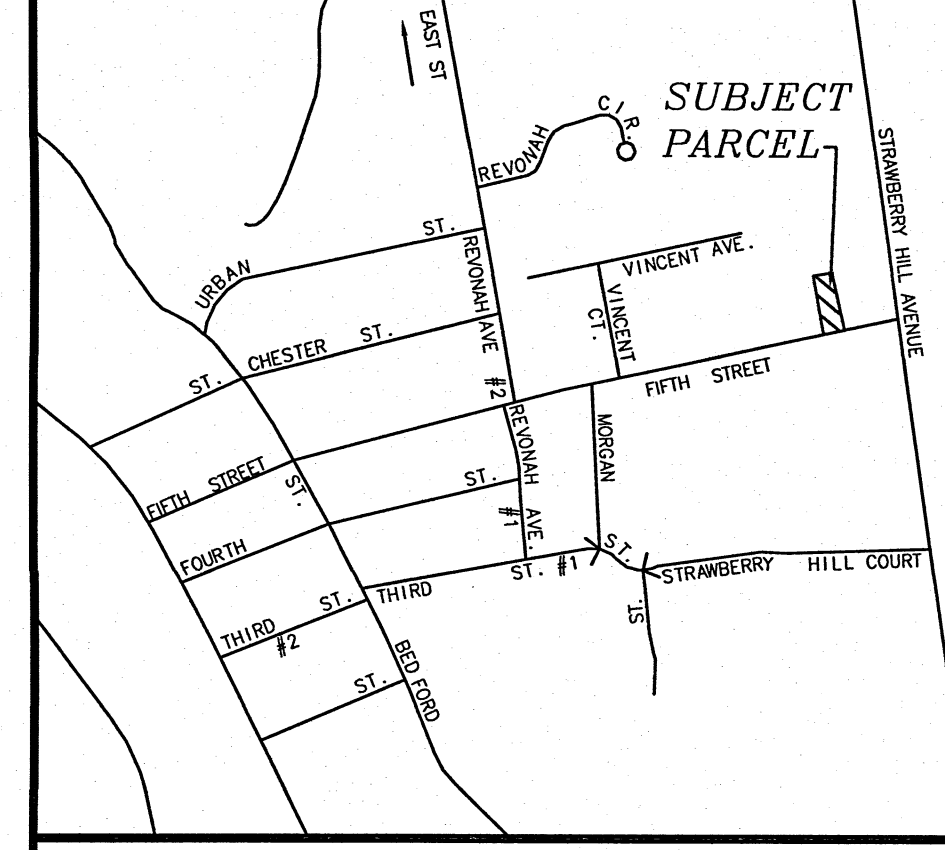
SIZE AND LOCATION OF PROPOSED DEVELOPMENT PROVIDED BY OTHERS. IT IS SUBJECT TO THE REVIEW AND APPROVAL BY THE APPROPRIATE GOVERNING AUTHORITIES



LEGEND

Existing	
Stone Wall	
Concrete Wall	
Fence	X X
Catch Basin (In Curb)	
Catch Basin (Flush)	
Gas Box	
Gas Meter	
Electric Meter	
Water Box	
Monitoring Well	
Manhole	
Yard Drain	
Light Pole	
Sign	
Clean Out	
Metal Cover	

Block No. 216



ORIENTATION

#020-24

PLOT PLAN
 PREPARED FOR
 MAYRA RIOS & ROBERT GROCE
 226 FIFTH STREET
 STAMFORD, CONNECTICUT



SCALE IN FEET

NOTES:

- 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.
- 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.
- Property is Subject to Title verification, utility easements and/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. Refer to First American Title Commitment for insurance CT-110220276 Commitment date January 29, 2024. Vol 13012 p 86 S.L.R. Map Nos 335, 709, 1075, 1077, 3792, 4465, 10361 & 11738 S.L.R.
- Size and Location of Proposed addition Provided by Others. A Variances of Table III, Appendix "B" (SIDE & BOTH SIDES Yard) is requested for the Proposed Second Story Addition Depicted on this map

- 10' Minimum Side yard Setback Allowed
- 3.2' Requested for Proposed Second Story Addition
- 20' Minimum Both Sides yard Setback Allowed
- 19.6' Requested for Proposed Second Story Addition

Other Variances may be Required pending the Review and Approval by the appropriate Governing

This survey and map has been prepared in accordance with Section 20-300b-1 thru 20-300b-20 of the Regulation 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. It is a "ZONING LOCATION SURVEY-" based on a "DEPENDENT RESURVEY" conforming to horizontal Accuracy Class "A-2" and intended to be used for Compliance and Noncompliance with Existing Requirements.

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

Refer To:
 Vol 13012 P.86 S.L.R.
 Lot Area = 15,917 Sq. Ft. (FIG)
 Existing Dwelling, Cant O-Hang Proposed Second Story Addition,
 Roof only Cover 13.6% of Lot Area
 (Exclusive of Items to be Removed)
 Scale 1" = 20'

FIFTH STREET
 (46± Wide As Measured to
 Street face of Stone Wall)

REVISED APRIL 4, 2024 (PROPOSED DEVELOPMENT)

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.

BY:

FOR: EDWARD J. FRATTAROLI, INC.
 Land Surveyors - Consultants - Land Planners
 STAMFORD, CONNECTICUT MARCH 12, 2024

226 FIFTH STREET STAMFORD CT RENOVATION AND ADDITION

#020-24

LAYOUT PAGE TABLE			
LABEL	TITLE	DESCRIPTION	COMMENTS
T000	PROJECT OVERVIEW		
EX000	EXISTING SITE PLAN		
A000	PROPOSED SITE PLAN		
EX100	EXISTING FLOOR PLANS		
EX101	EXISTING FLOOR PLANS		
EX102	EXISTING FLOOR PLANS		
EX103	EXISTING FLOOR PLANS		
EX200	EXISTING ELEVATIONS		
EX201	EXISTING ELEVATIONS		
A100	PROPOSED FLOOR PLANS		
A101	PROPOSED FLOOR PLANS		
A102	PROPOSED FLOOR PLANS		
A103	PROPOSED FLOOR PLANS		
A200	ELEVATIONS		
A201	ELEVATIONS		

APPLICABLE BUILDING CODES:

2021 IRC PORTION OF 2022 CONNECTICUT STATE BUILDING CODE
 2021 IPC PORTION OF 2022 CONNECTICUT STATE BUILDING CODE
 2021 IMC PORTION OF 2022 CONNECTICUT STATE BUILDING CODE
 2022 CONNECTICUT STATE FIRE SAFETY CODE
 2021 IECC PORTION OF 2022 CONNECTICUT STATE BUILDING CODE
 2020 NEC PORTION OF 2022 CONNECTICUT STATE BUILDING CODE

GENERAL NOTES

- CONTRACTOR TO VERIFY LOCATIONS OF EXISTING FOUNDATION WALLS, FOOTINGS, BEARING WALLS AND OTHER RELEVANT STRUCTURAL SUPPORTS BEFORE EXCAVATION. CONTACT STRUCTURAL ENGINEER, ARCHITECT OR HOMEOWNER BEFORE PROCEEDING WITH DEMOLITION WORK IF FIELD CONDITIONS THAT MAY IMPACT STRUCTURAL INTEGRITY OF THE HOUSE IS DISCOVERED ON SITE.
- CONTRACTOR SHALL NOTIFY HOMEOWNER IN ADVANCE OF ALL UTILITY SHUT-DOWNS REQUIRED DURING DEMOLITION AND CONSTRUCTION.
- CONTRACTOR SHALL CUT AND CAP ALL UTILITIES AS REQUIRED PRIOR TO REMOVAL OF EXISTING MECHANICAL, ELECTRICAL OR PLUMBING ITEMS.
- CONTRACTOR SHALL DISPOSE OF ALL DEBRIS RESULTING FROM THE WORK OFF-SITE AT AN APPROVED FACILITY.
- CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH ALL APPLICABLE BUILDING, ENVIRONMENTAL, HEALTH, MECHANICAL, PLUMBING AND ELECTRICAL CODES OF THE STATE OF CONNECTICUT AND THE CITY OF DARIEN.
- CONTRACTOR TO COORDINATE SITE LOGISTICS, WORK HOURS AND OPERATION OF NOISE-GENERATING MACHINERY WITH HOME OWNER AND OTHER RELEVANT PARTIES TO MINIMIZE DISTURBANCE TO THE NEIGHBORHOOD.
- CONTRACTOR TO STAGE CONSTRUCTION VEHICLES, MATERIALS AND MACHINERY AT LEAST 50'-0" AWAY FROM EDGE OF WETLAND ZONE, IF APPLICABLE. REFER TO SITE SURVEY FOR LOCATION OF WETLAND ZONE.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS INCLUDING WALL DIMENSIONS, CEILING HEIGHTS, ROOF SLOPES AND WINDOW SIZES PRIOR TO COMMENCING WORK. CONTACT ARCHITECT IF MAJOR DISCREPANCY IS DISCOVERED.
- HOMEOWNER TO SELECT ALL PLUMBING FIXTURES, LIGHTING FIXTURES AND FLOOR & WALL FINISHES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING PLYWOOD OR SHEET METAL GROUNDS AT STUDS IN LOCATIONS OF ALL WALL-MOUNTED BUILT-IN CABINETS, FIXTURES, ACCESSORIES, ETC. IN INSTANCES WHERE AN ITEMS OR ACCESSORY IS TO BE HOMEOWNER-PROVIDED, CONTRACTOR SHALL REFER TO AND COMPLY WITH ALL HOMEOWNER-PROVIDED ACCESSORIES CATALOG CUTS & SPECIFICATIONS AND COORDINATE LOCATIONS AND INSTALLATION OF ALL ACCESSORIES DIRECTLY WITH HOMEOWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL REQUIRED FRAMING, BRIDGING, GROUNDS, ETC. TO SUPPORT ALL NEW RECESSED LIGHT FIXTURES, CEILING FANS, ETC. CONTRACTOR SHALL COORDINATE WITH REQUIREMENTS INHERENT IN ALL LIGHT FIXTURE DETAILS, CATALOG CUTS & SPECIFICATIONS.
- CONTRACTOR SHALL COORDINATE AND DOCUMENT THE INSTALLATION OF ALL NEW ELECTRICAL, PLUMBING AND HVAC SYSTEMS AND COMPONENTS.
- ALL DIMENSIONAL LUMBER TO BE PRESSURE-PRESERVATIVE TREATED ENGINEERED LUMBER, DOUGLAS FIR OR SOUTHERN PINE SS OR ABOVE.
- ALL EXTERIOR FASCIAS AND TRIM SHALL BE 5/4 AZEK BOARD OR EQUIVALENT, PRIMED AND PAINTED. ALL NEW WOOD EXTERIOR MOLDINGS AND TRIM SHALL BE PRIMED ALL SIDES PRIOR TO INSTALLATION. COPPER FLASHING WITH DRIP EDGE SHALL BE INSTALLED AT NEW EXTERIOR DOOR AND WINDOW HEAD CASINGS.
- CONTRACTOR TO INSTALL WATER PROOFING AND FLASHING AS NEEDED THROUGHOUT NEW ROOFS, DORMERS, EXTERIOR WALLS INCLUDING FOUNDATION WALLS, BALCONIES, WINDOWS AND DOORS TO ENSURE WATER-TIGHTNESS AND PREVENT LEAKAGE.
- CONTRACTOR TO INSTALL THERMAL INSULATION OVER ENTIRE CEILING OF THE ATTIC AND AT ALL EXTERIOR WALLS AS WELL AS WALLS AND CEILINGS BETWEEN GARAGE AND INTERIOR ROOMS, AS REQUIRED BY BUILDING CODE AND OTHER LOCAL REGULATIONS. CONSULT WITH HOMEOWNER ON TYPES OF INSULATION.
- CONTRACTOR TO APPLY MIN. CLASS II VAPOR RETARDER AT INTERIOR SIDE OF FRAME WALL PER IRC 2021 TABLE R702.7(1)(2)(4).
- THE U-FACTOR AND SHGC OF GLAZED FENESTRATION SHALL COMPLY WITH 2021 IECC R402.
- THE HVAC SYSTEM IS TO BE FUEL FIRED FORCED AIR.
- ALL OUTLETS IN THE KITCHEN, BATHROOMS, BASEMENT AND GARAGE ARE TO BE GFCI OUTLETS. ALL OTHER OUTLETS ARE TO BE AFCI OUTLETS.

JIA HUA
ARCHITECT

NUMBER	DATE	REVISION TABLE	
		REVISOR	DESCRIPTION

226 5TH ST
STAMFORD CT

PROJECT OVERVIEW

DRAWINGS PROVIDED BY:

DATE:

3/26/2024

SCALE:

SHEET:

T000

NUMBER	DATE	REVISION BY	DESCRIPTION

226 5TH ST
STAMFORD CT

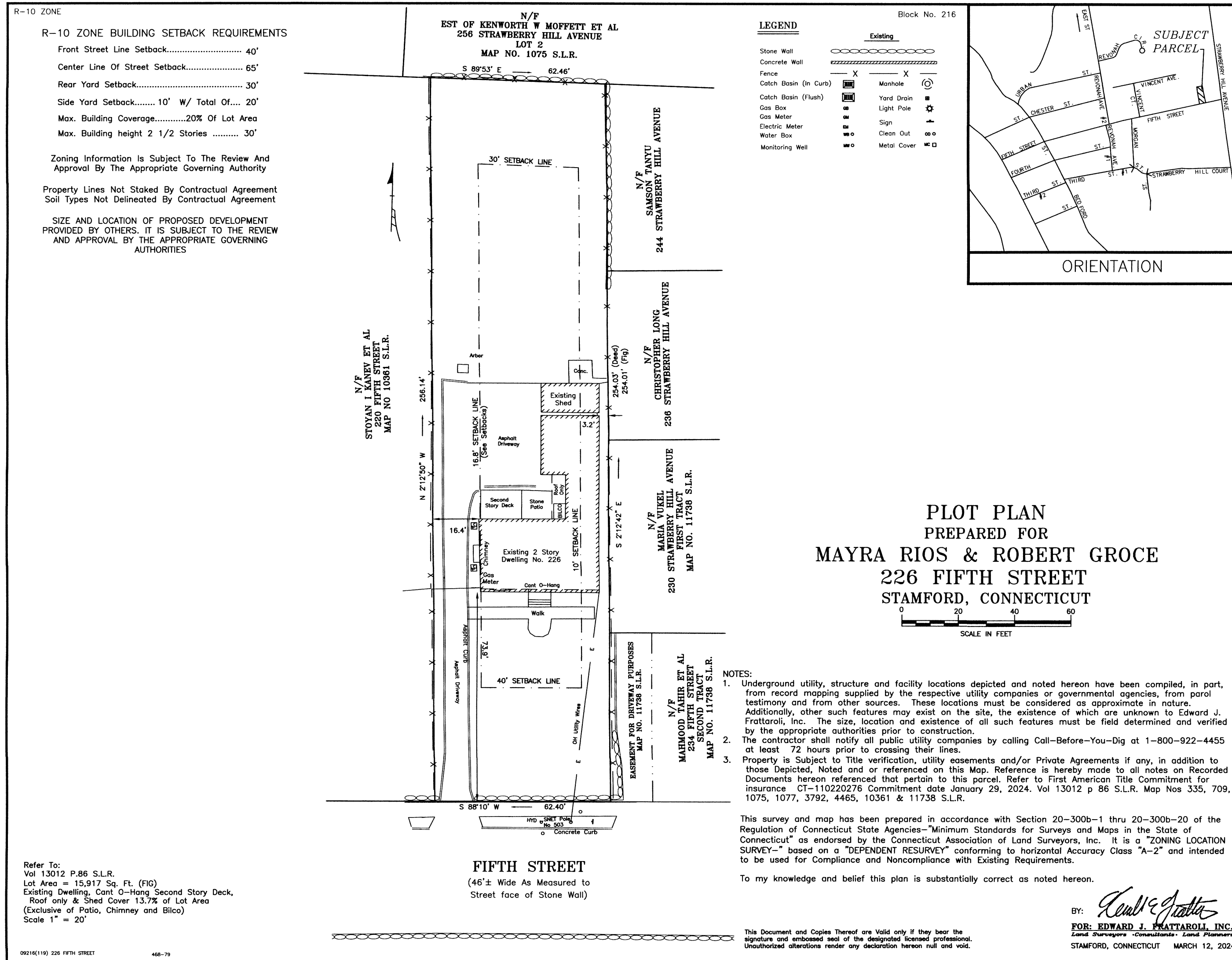
EXISTING SITE PLAN

DRAWINGS PROVIDED BY:

DATE:
3/26/2024

SCALE:

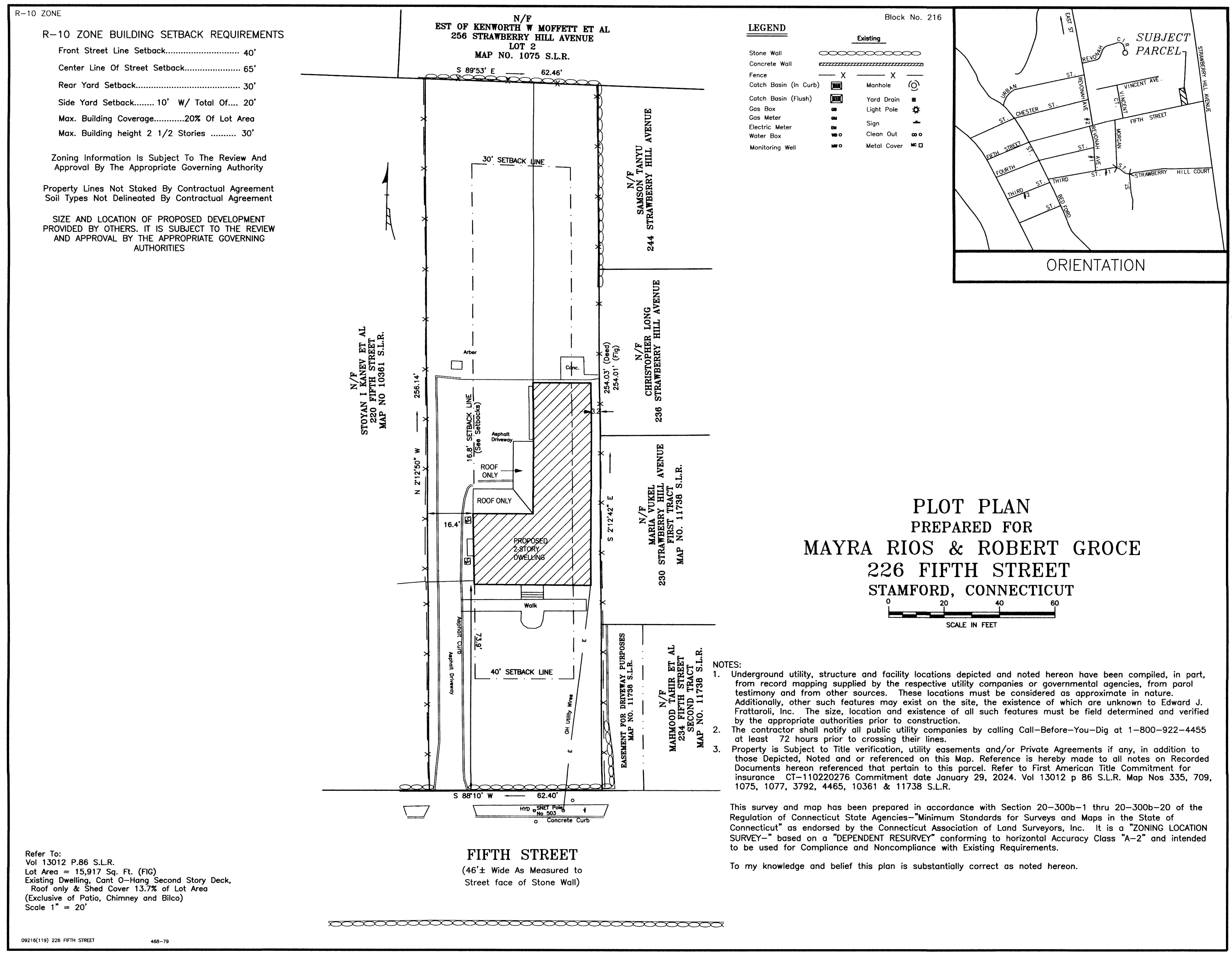
SHEET:
EX000



EXISTING SURVEY

STANDARD	REQUIRED	EXISTING	PROPOSED
FRONT SETBACK	30' MIN.	±73.9	NO CHANGE
REAR SETBACK	15' MIN.	±107.7'	NO CHANGE
SIDE SETBACK	10' MIN / 20" TOTAL	3.2'+16.4'	NO CHANGE
NUMBER OF STORIES	2.5 STORIES MAX.	2.5 STORIES	NO CHANGE
BUILDING HEIGHT	30' MAX.	24'	NO CHANGE
BUILDING COVERAGE	20% MAX.	13.7%	14.8%

BUILDING ZONE:
R-10



JIA HUA ARCHITECT

REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	

226 5TH ST
STAMFORD CT

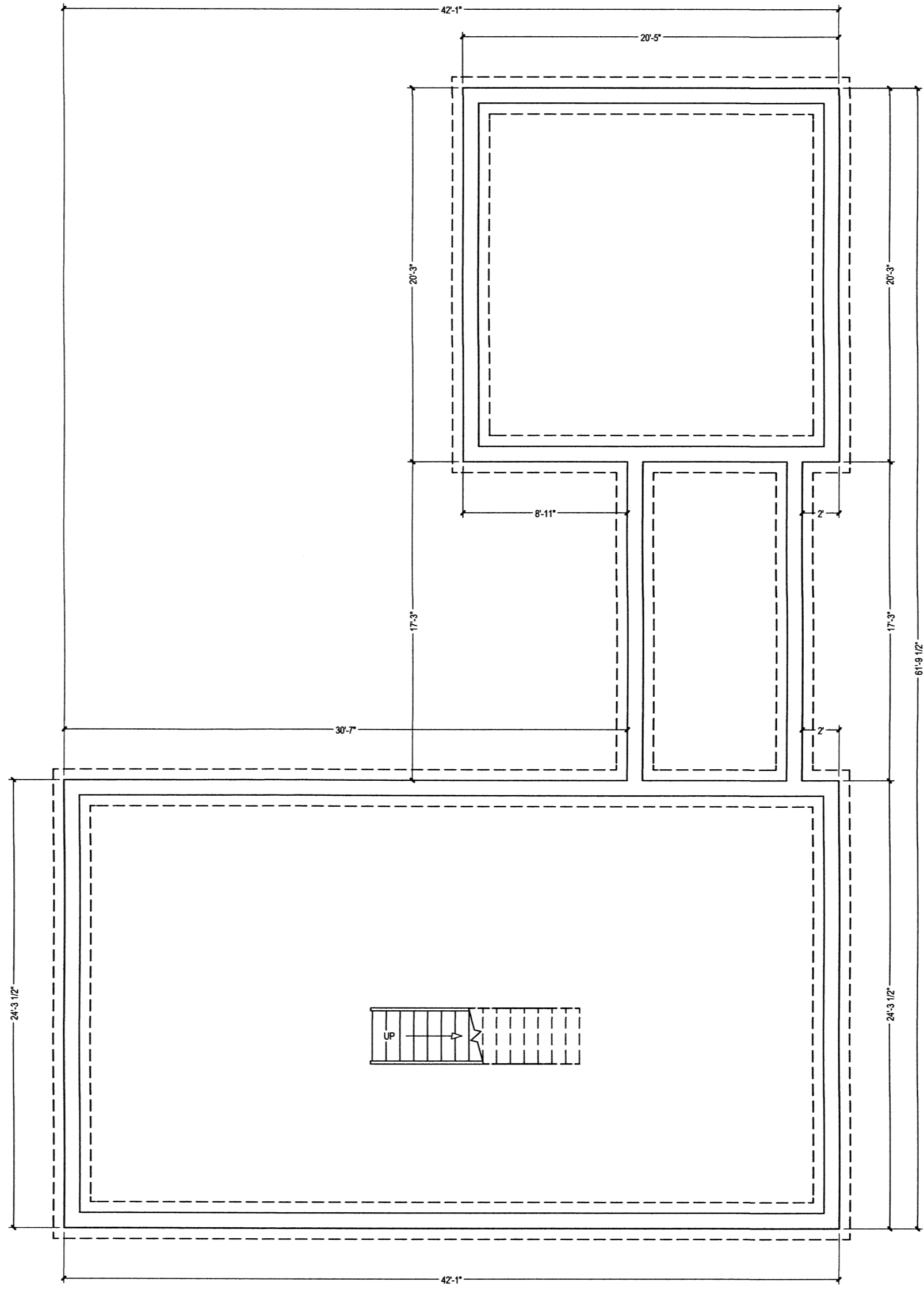
PROPOSED SITE PLAN

DRAWINGS PROVIDED BY:

DATE:
3/26/2024

SCALE:

SHEET:
A000



EXISTING BASEMENT FLOOR PLAN

ELEVATION 3
E3
EX201

ELEVATION 4
E4
EX201

JIA HUA ARCHITECT

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

226 5TH ST
STAMFORD CT

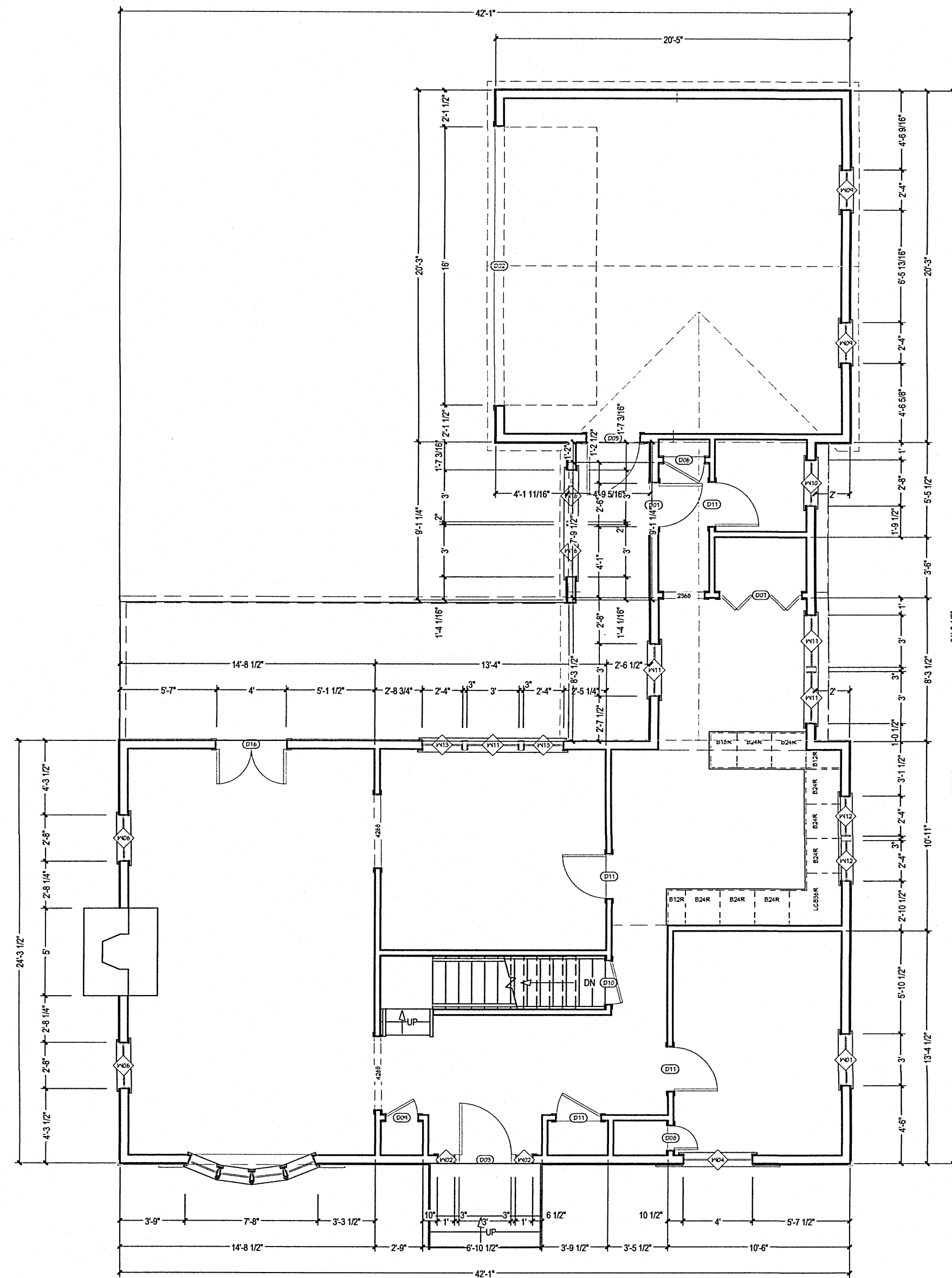
EXISTING FLOOR PLANS

DRAWINGS PROVIDED BY:

DATE:
3/26/2024

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





EXISTING FIRST FLOOR PLAN

JIA HUA ARCHITECT

REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION

226 5TH ST
STAMFORD CT

EXISTING FLOOR PLANS

DRAWINGS PROVIDED BY:

DATE:
3/26/2024

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

SHEET:
EX101

REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION

226 5TH ST
STAMFORD CT

EXISTING FLOOR PLANS

DRAWINGS PROVIDED BY:

DATE:

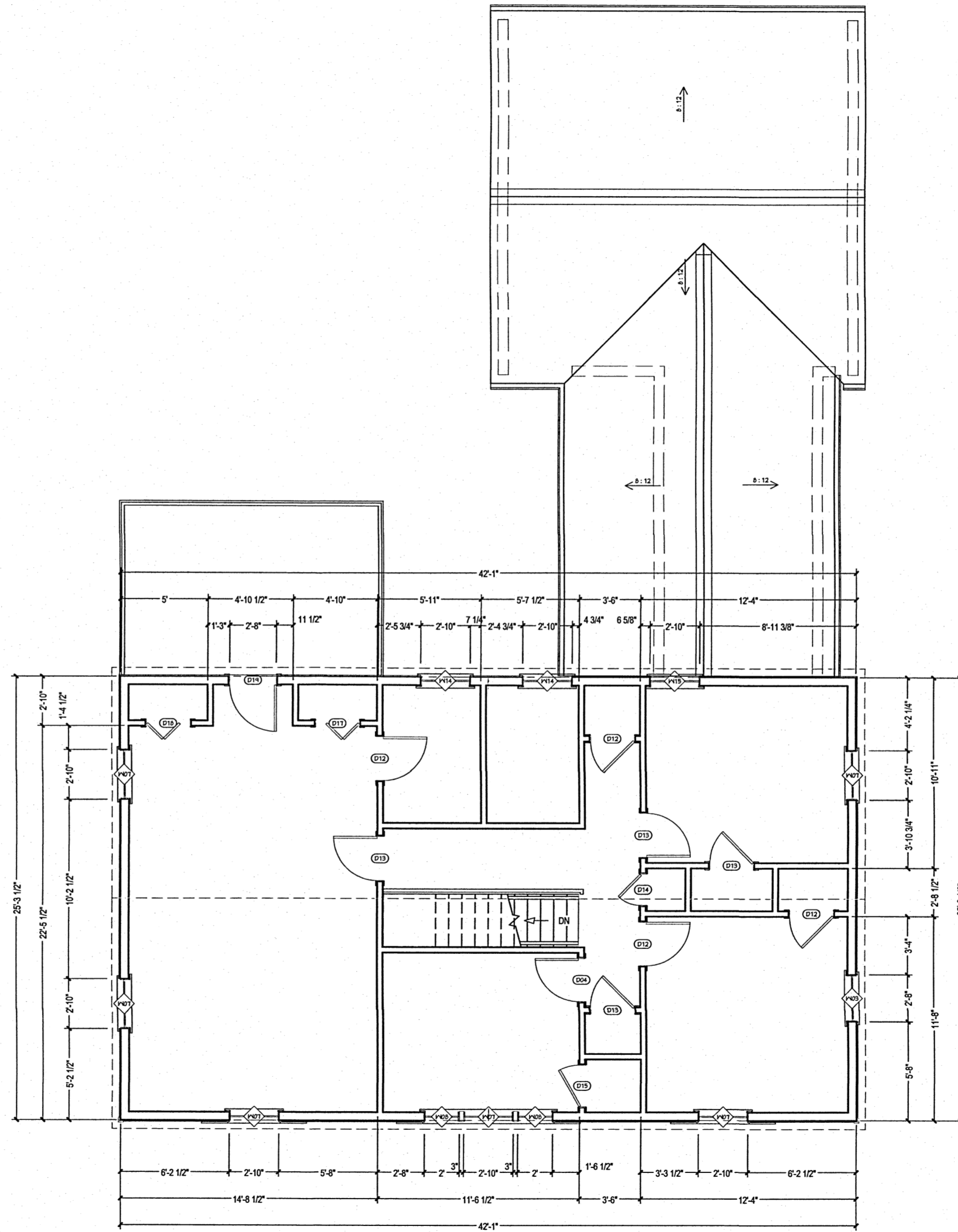
3/26/2024

SCALE:

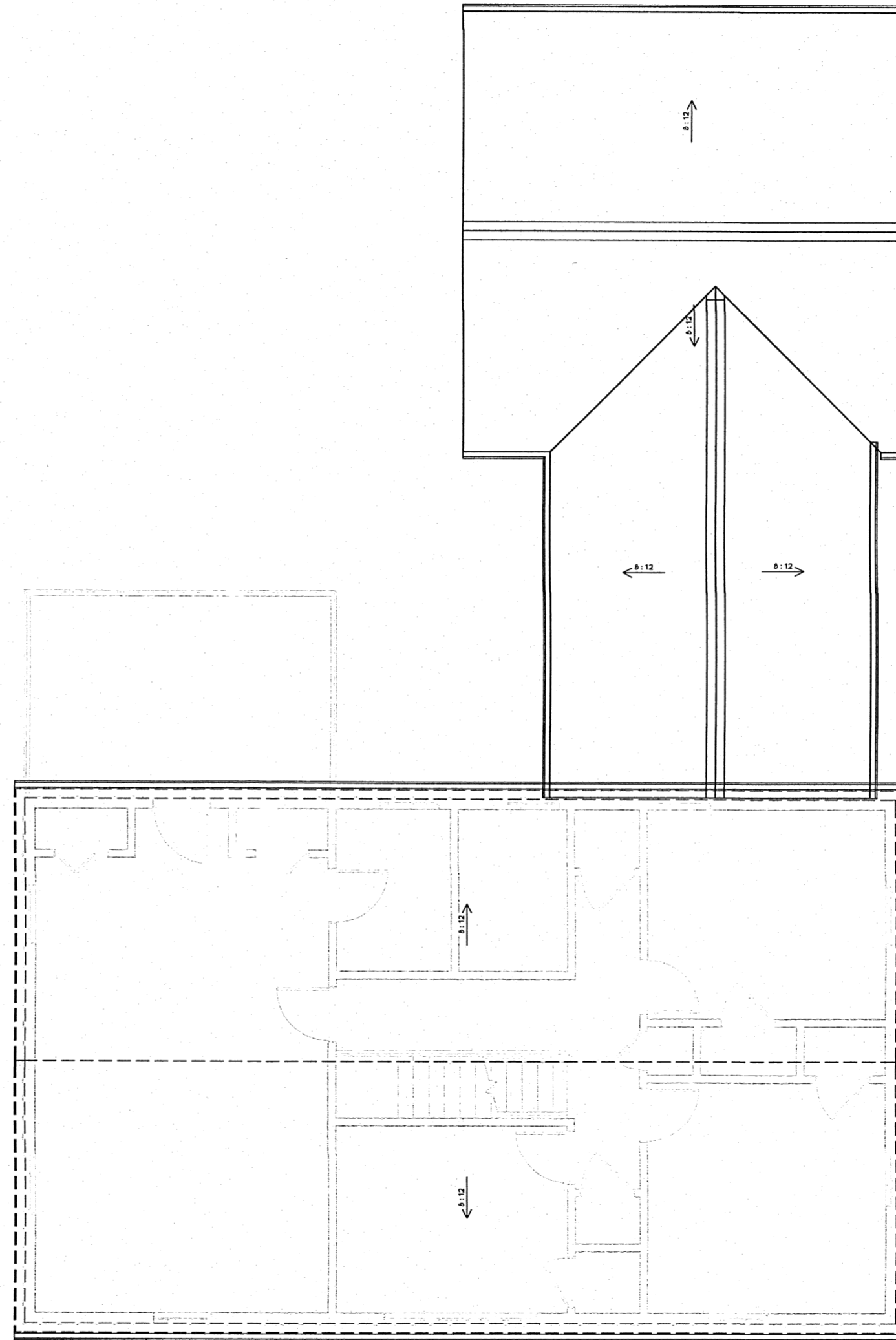
1/4"=1'-0"

SHEET:

EX102



EXISTING SECOND FLOOR PLAN



EXISTING ROOF PLAN

JIA HUA ARCHITECT

REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION

226 5TH ST
STAMFORD CT

EXISTING FLOOR PLANS

DRAWINGS PROVIDED BY:

DATE:

3/26/2024

SCALE:

1/4"=1'-0"

REGISTERED ARCHITECT:
JIA HUA
AHI 0013821
STATE OF CONNECTICUT
03

REVISION TABLE	
NUMBER	DATE

226 5TH ST
STAMFORD CT

EXISTING ELEVATIONS

DRAWINGS PROVIDED BY:

DATE:

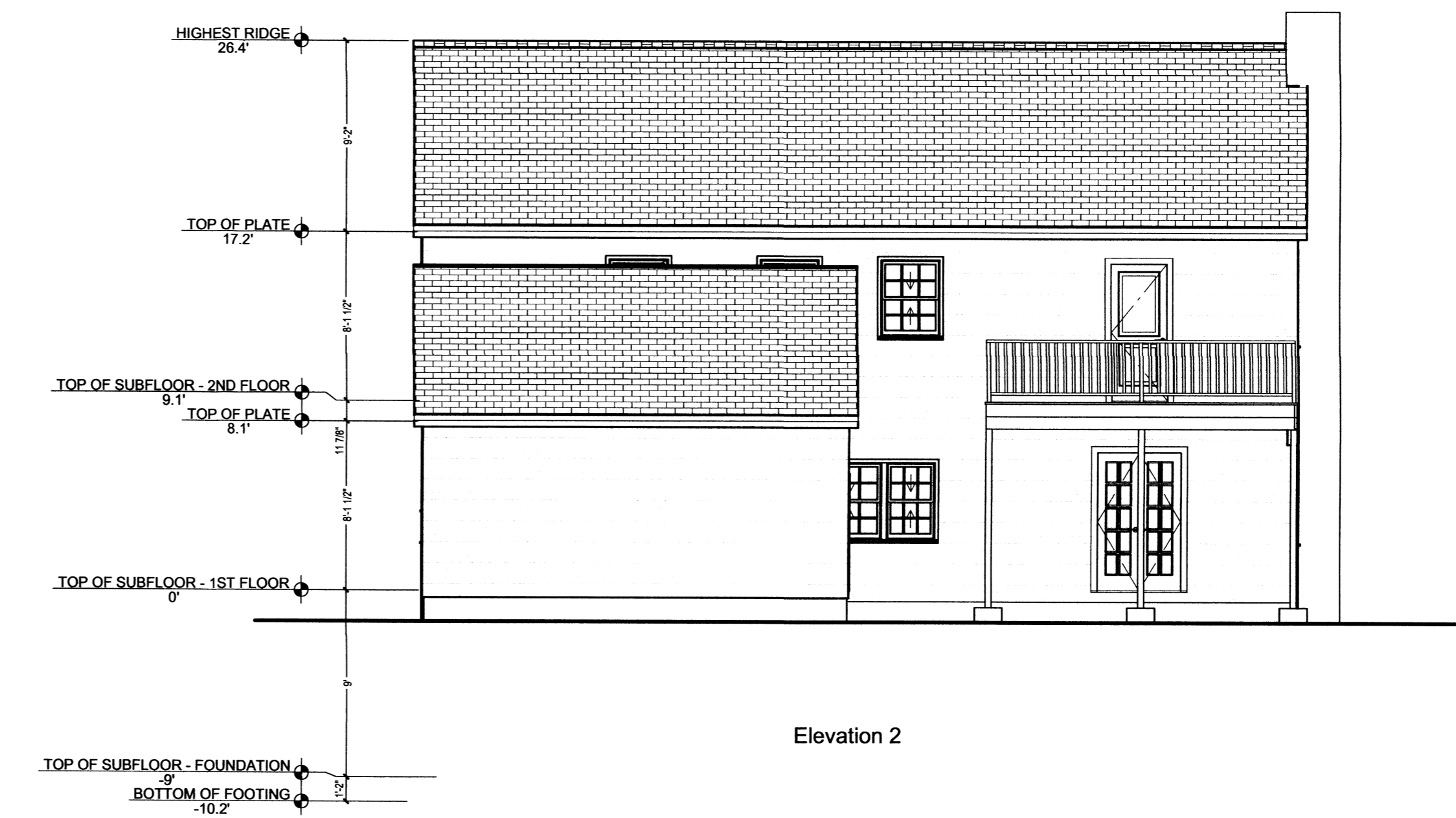
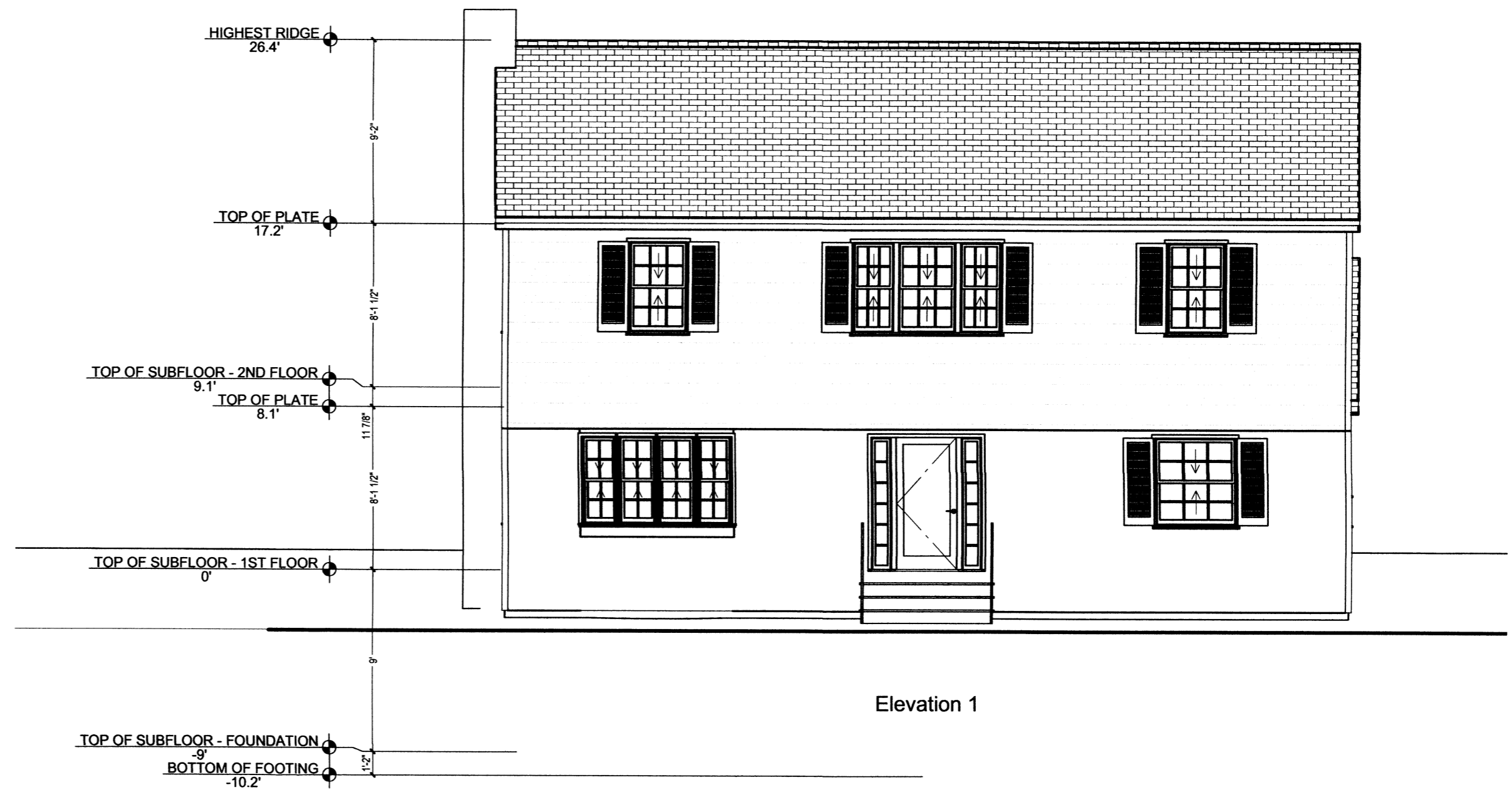
3/26/2024

SCALE:

1/4"=1'-0"

SHEET:

EX200



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

226 5TH ST
STAMFORD CT

EXISTING ELEVATIONS

DRAWINGS PROVIDED BY:

DATE:

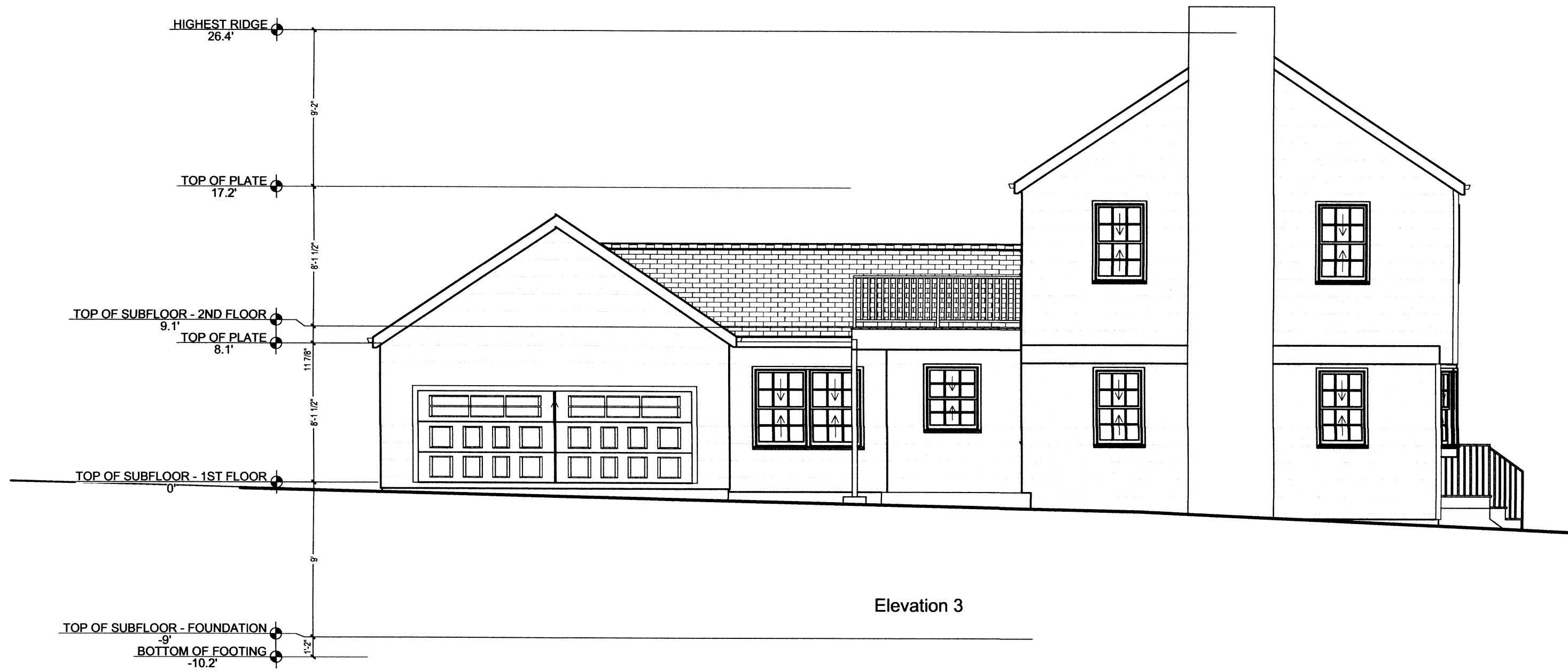
3/26/2024

SCALE:

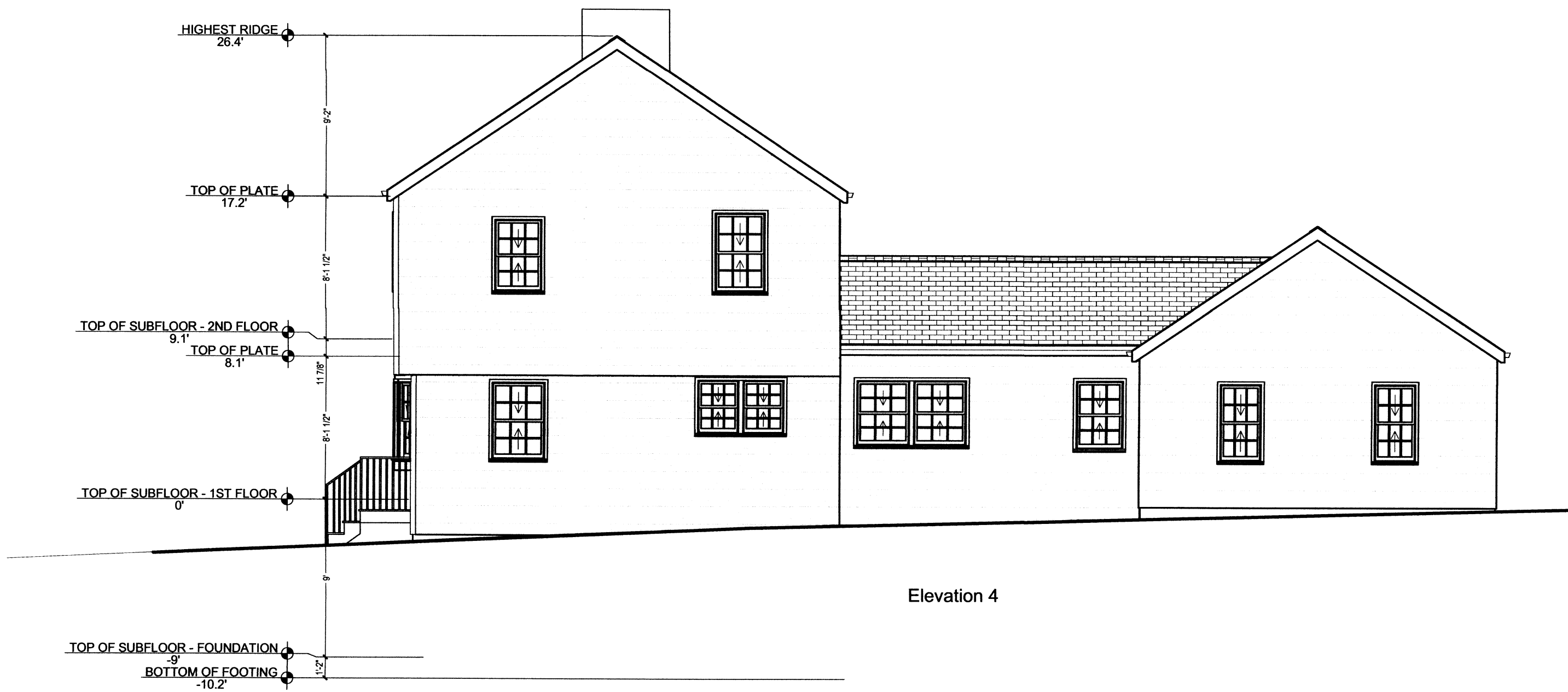
1/4"=1'-0"

SHEET:

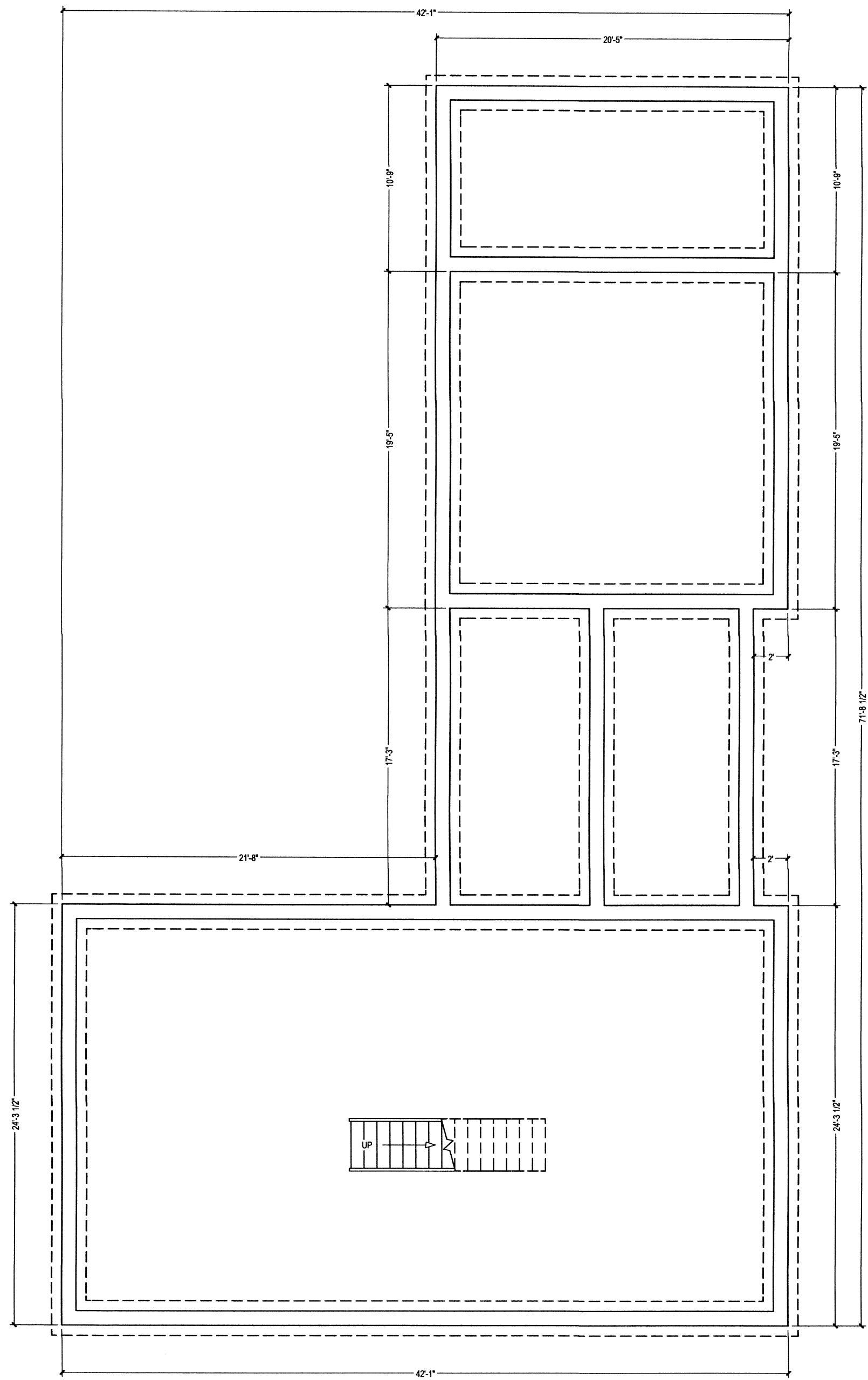
EX201



Elevation 3



Elevation 4



BASEMENT FLOOR PLAN



JIA HUA ARCHITECT

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

226 5TH ST
STAMFORD CT

PROPOSED FLOOR
PLANS

DRAWINGS PROVIDED BY:

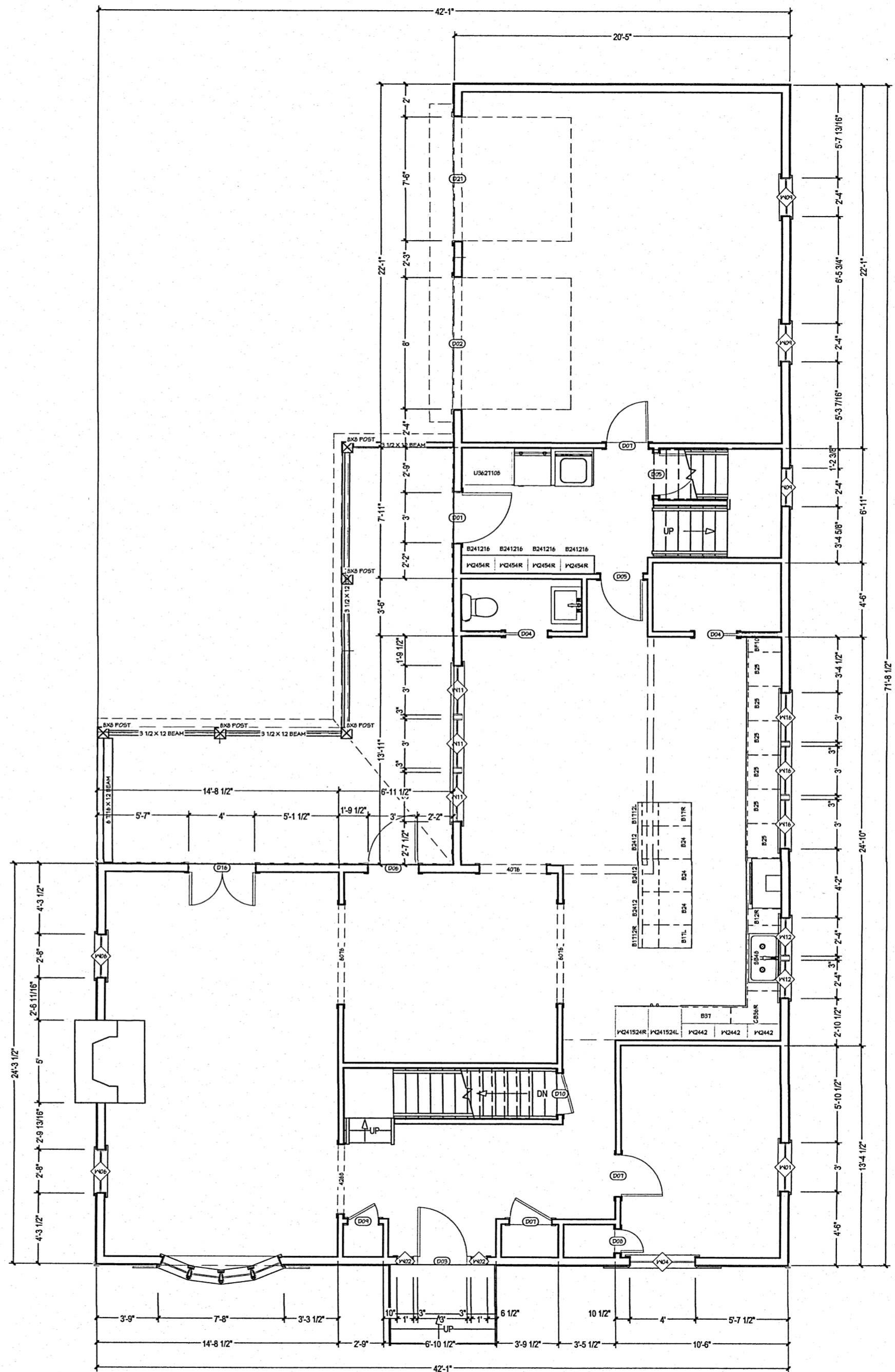
DATE:

3/26/2024

SCALE:

1/4"=1'-0"





FIRST FLOOR PLAN



JIA HUA ARCHITECT

REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	

226 5TH ST
STAMFORD CT

PROPOSED FLOOR PLANS

DRAWINGS PROVIDED BY:

DATE:

3/26/2024

SCALE:

1/4"=1'-0"

SHEET:

A101

NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

226 5TH ST
STAMFORD CT

PROPOSED FLOOR PLANS

DRAWINGS PROVIDED BY:

DATE:

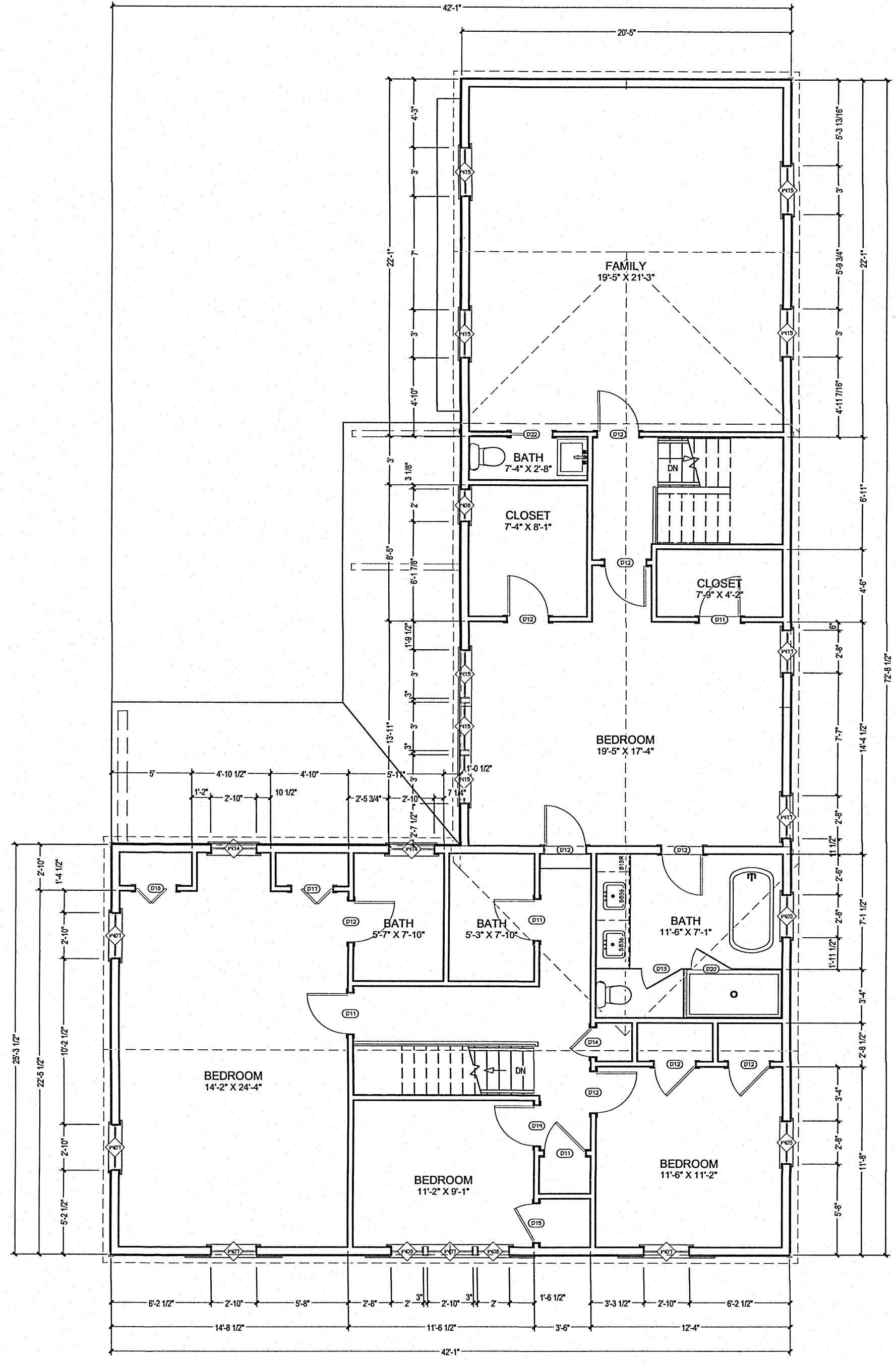
3/26/2024

SCALE:

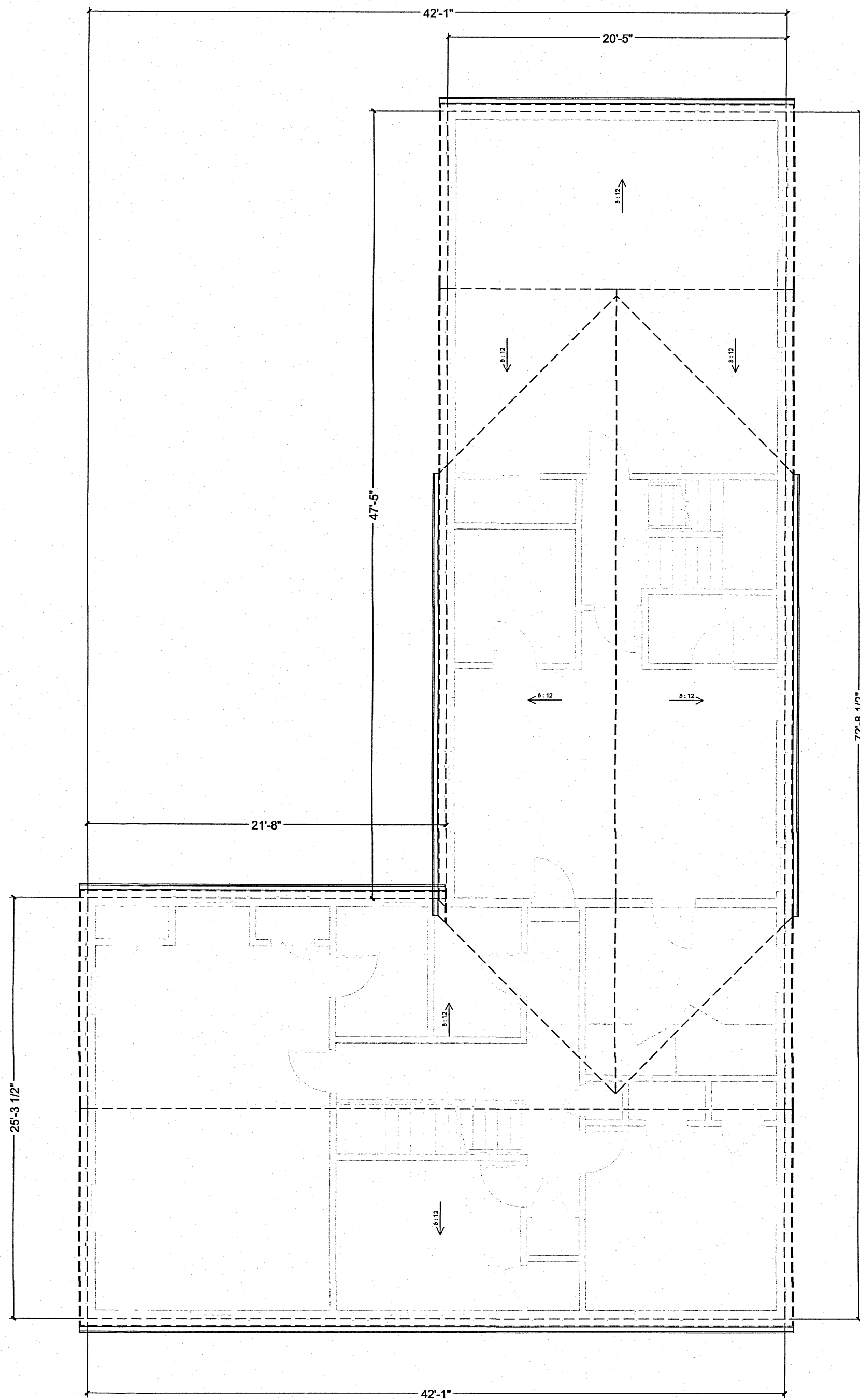
1/4"=1'-0"

SHEET:

A102



SECOND FLOOR PLAN



ROOF PLAN

JIA HUA ARCHITECT

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

226 5TH ST
STAMFORD CT

PROPOSED FLOOR
PLANS

DRAWINGS PROVIDED BY:

DATE:

3/26/2024

SCALE:

1/4"=1'-0"

REGISTERED ARCHITECT:



REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION

226 5TH ST
STAMFORD CT

ELEVATIONS

DRAWINGS PROVIDED BY:

DATE:

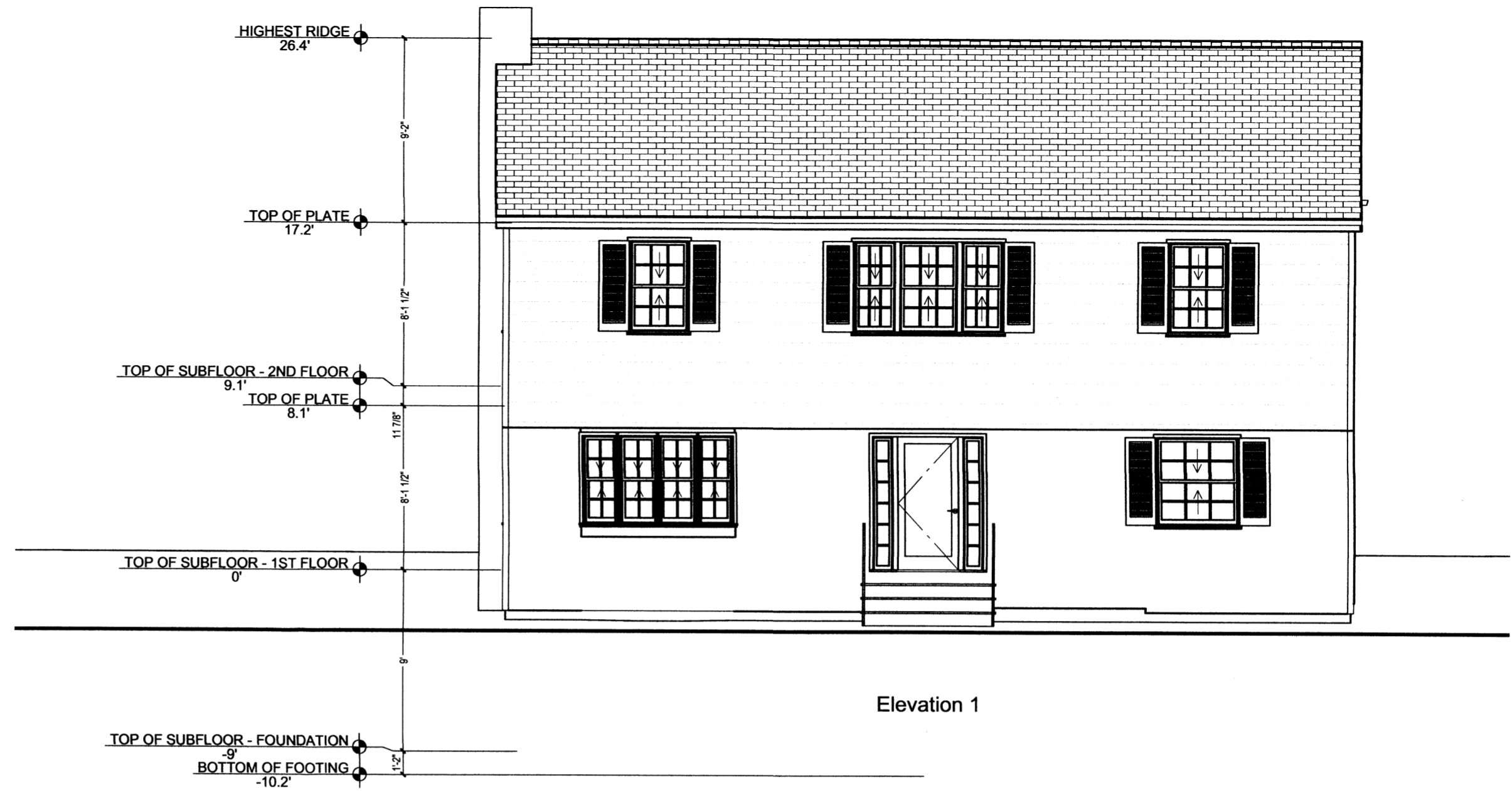
3/26/2024

SCALE:

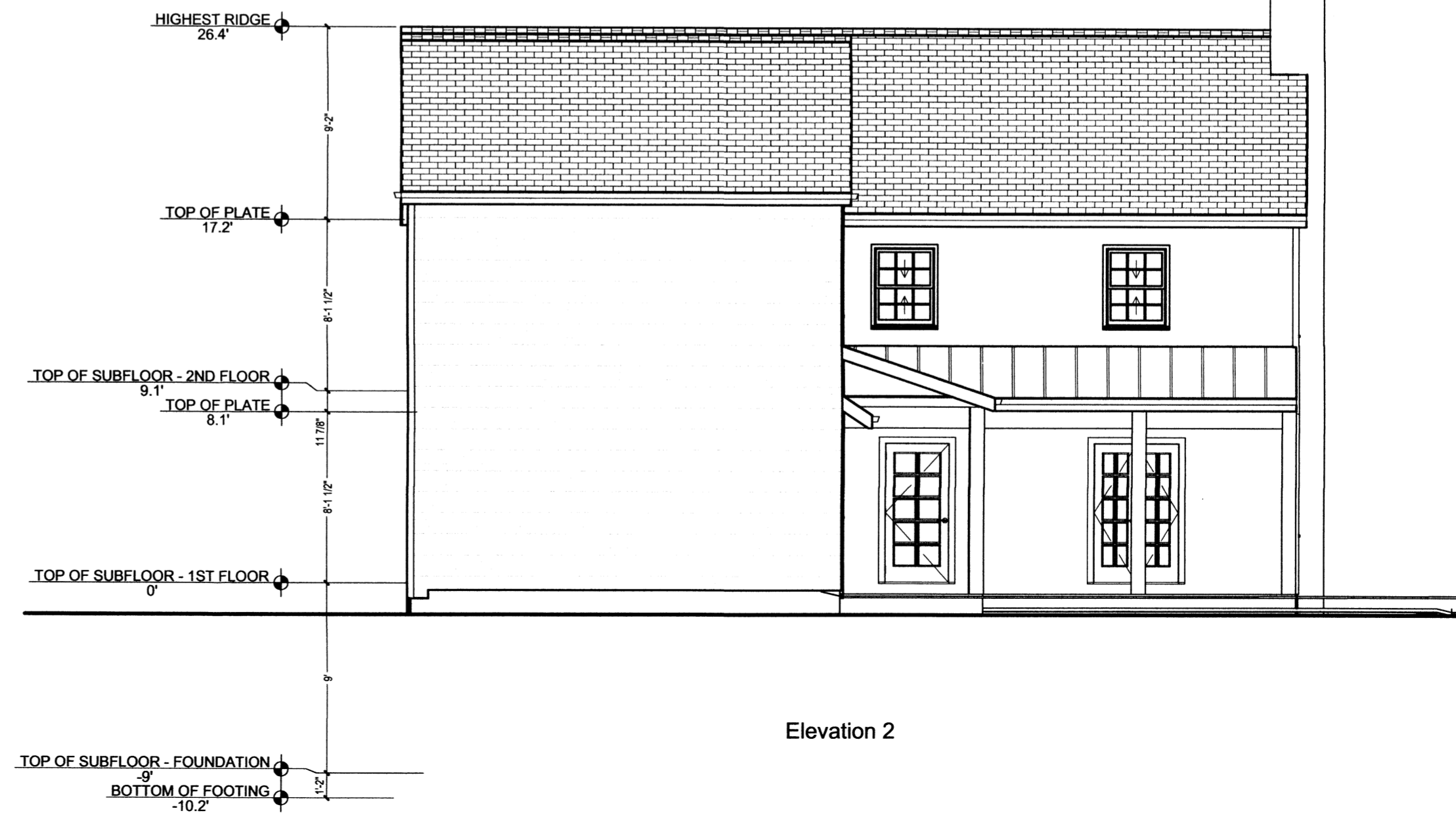
1/4"=1'-0"

SHEET:

A200



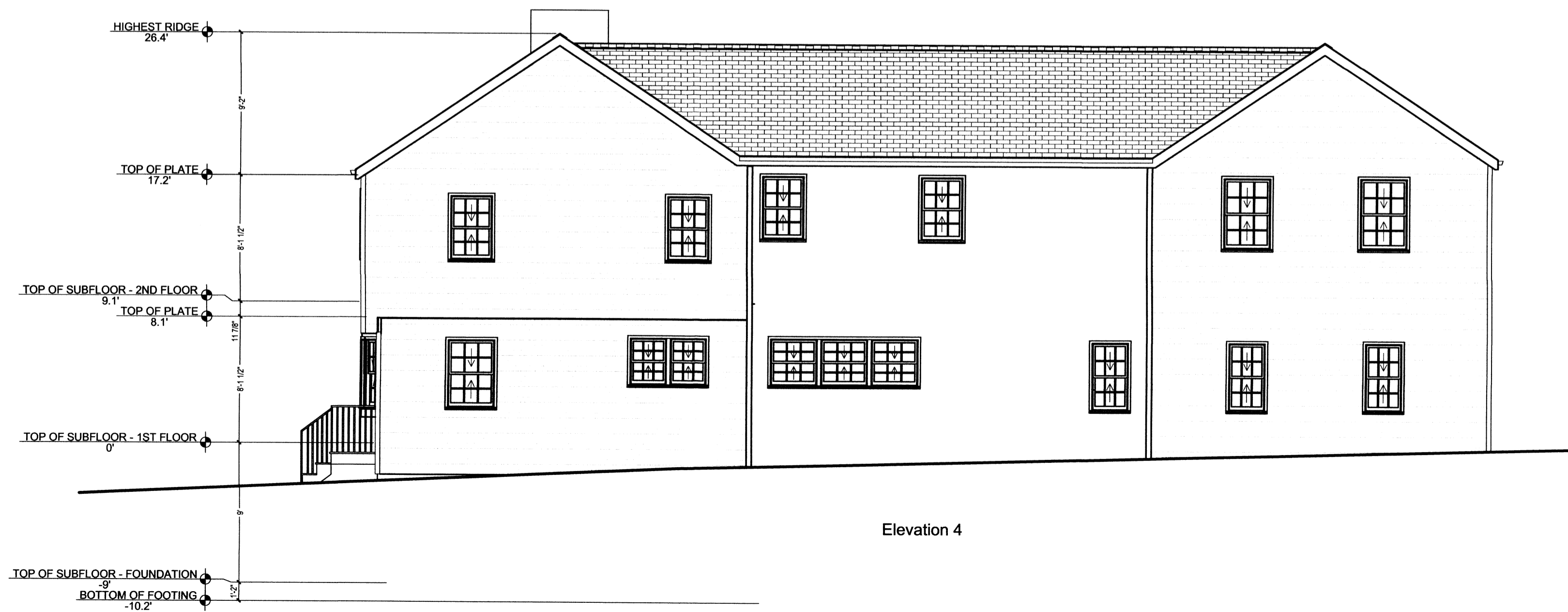
Elevation 1



Elevation 2



Elevation 3



Elevation 4

JIA HUA ARCHITECT

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

226 5TH ST
STAMFORD CT

ELEVATIONS

DRAWINGS PROVIDED BY:

DATE:

3/26/2024

SCALE:

1/4"=1'-0"

SHEET:

A201