

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
- Motor Vehicle Approval:**

New Car Dealer () Used Car Dealer () General Repairer () Limited Repairer () Gasoline Station ()

2. Address of affected premises:

110 MIDLAND AVENUE 06906
street zip code

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

Block: 310 Zone: R-7 1/2 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: EDGAR FELICIANO / LISSETTE FIGUEROA

Address of Owner: 110 MIDLAND AVE Zip 06906

Applicant Name: " "

Address of Applicant " " Zip _____

Agent Name: EMILIA FERRI ARCHITECTURE + DESIGN

Address of Agent: P.O. Box 4535, GREENWICH, CT Zip 06831

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

Telephone # of Agent 203-545-7761 Telephone # of Owner 347 424 7823

347 533 1245
(CONTACT IS MADE WITH AGENT, IF ONE)

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

EXISTING SINGLE FAMILY RESIDENCE, DETACHED SHED

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

PROPOSED NEW ADDITION TO REAR OF DWELLING ALIGNING WITH EXISTING REAR WALL. ONE STORY ONLY. ± 79 S.F. (11'-1" x 7'-2")

PROPOSED OPEN PORCH ± 142 S.F. (28'-4" x 5'-0") ADDITIONAL SPACE WOULD BE USED AS MUDROOM & PERSONAL DESK SPACE

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 - SEEKING APPROVAL FOR REAR YARD SETBACK ALLOWANCE: REQ'D 30' EXISTING 23.3 AND PROPOSED 23.4 FOR SINGLE STORY ADDITION

- SEEKING APPROVAL FOR FRONT YARD SETBACK ALLOWANCE: REQ'D 55', EXISTING 51.1', PROPOSED 50' FOR NEW

SITTING PORCH Porches open on 3 side CAN BE SETBACK 24'0" FROM STREET LINE & 49'0" FROM STREET CENTER LINE

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 PROPERTY IS A NON-CONFORMING LOT WITH IRREGULAR SHAPE. ALL PROPOSED IMPROVEMENTS REQUIRE ZONING BOARD APPROVAL VIA VARIANCES.

ZONING ENFORCEMENT APPROVAL
of [Signature] of [Signature] of [Signature]
DO NOT WRITE ON BACK OF PAGE
Authorized Signature Date 3/21/21

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

EXISTING FIRST FLOOR LEVEL IS ONLY ± 735 S.F. & ANY ADDITION TO
INTERIOR & EXTERIOR SPACE WOULD ENCRoACH THE CURRENT SETBACK
REQUIREMENTS.

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

SINGLE STORY ADDITION WILL NOT EXCEED EXISTING
REAR DWELLING WALL, FRONT PORCH WILL BE OPEN ON ALL SIDES

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.

SIGNATURE REQUIRED FOR ALL APPLICATONS

Emilia Frei

Signature of: Agent () Applicant () Owner

Date Filed: 5-21-2021

DO NOT WRITE ON BACK OF PAGE

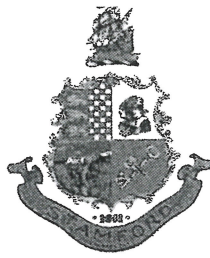
Zoning Enforcement Officer Comments:

DECISION OF THE ZONING ENFORMENT 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**

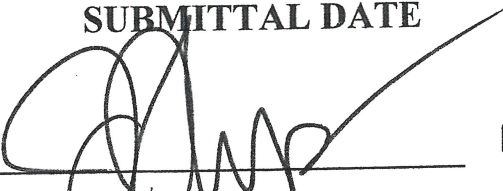
APPLICATION PACKET

Board Members
Claire D. Friedlander, Chair
John A. Sedlak
Nino Antonelli
Joseph Pigott
Lauren Jacobson

Alternate
Ernest Matarasso
Matthew Tripolitsiotis

Land Use Administrative Assistant
Mary Judge

**ALL APPLICATIONS MUST BE APPROVED AND REVIEWED BY THE
ZONING ENFORCEMENT AT LEAST ONE WEEK PRIOR TO THE
SUBMITTAL DATE**

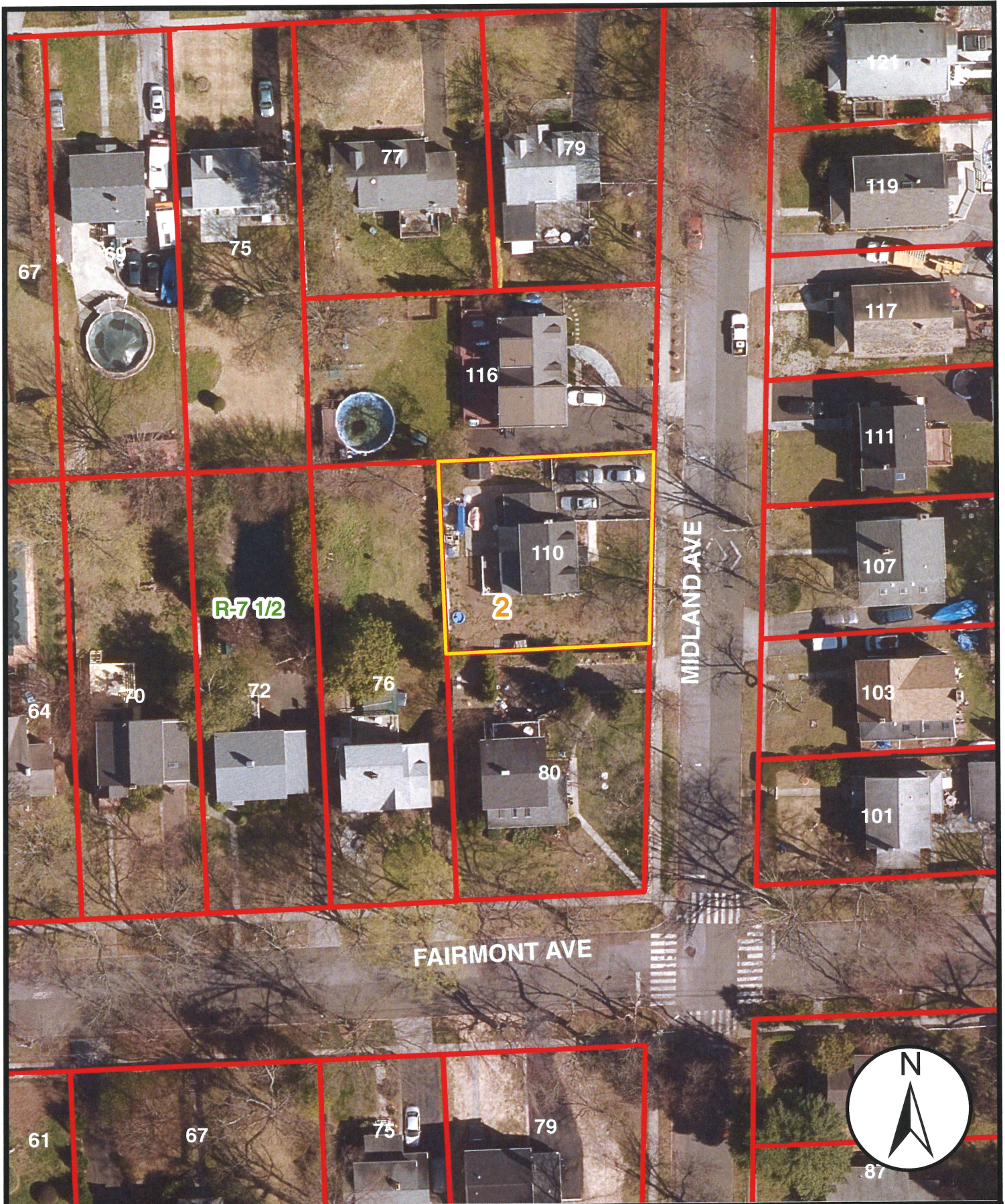
Zoning Enforcement:  Date: 5/21/21

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 #023-21
110 Midland Avenue

Date: 6/15/2021

1 inch = 50 feet

