

#038-23

Application # _____

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:

299 Bayberrie Drive , Stamford, Connecticut

06902

street

zip code

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

Block: 6 Zone: R-10 Sewered Property yes no

Is the structure 50 years or older yes No

Corner Lots Only: Intersecting Street: Halliwell Drive

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

3. Owner of Property: Peter Navario & Travis Jones

Address of Owner: 299 Bayberrie Drive, Stamford CT 06902 Zip 06902

Applicant Name: Peter Navario & Travis Jones

Address of Applicant 299 Bayberrie Drive, Stamford CT 06902 Zip 06902

Agent Name: Jeffery Povero

Address of Agent: 1201 Broadway, Suite 504, New York, NY Zip 10001

EMAIL ADDRESS: J.povero@poandco.com

(Must be provided to receive comments from letters of referral)

Telephone # of Agent 212-584-7828 Telephone # of Owner 607-342-7762

(CONTACT IS MADE WITH AGENT, IF ONE)

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

One two story single family building.

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

The existing building is a single family dwelling that totals in 2,218 square feet on a lot area of 14,113 Square feet. The Building is 74'-5" wide x 44'-2".

The proposed work that requires a variance is:

1. The replacement of an existing enclosed entry porch (6'-7" x 3'-8") with a new covered open entry porch (15' 5-3/4" x 8' 2-1/2")
 2. A new eave extension over the stairs adjacent to the driveway (11'-7" x 11'-6")
-

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 #1 - Front Street Line Setback, 15.8' in lieu of 34.0' Required (Entry Porch) (Zoning Regulation, Table 3-Appendix B)

Variance #2 - Front Street Line Setback, 15.5' in lieu of 34.0' Required (Entry Porch Eave) (Zoning Regulation, Table 3-Appendix B)

Variance #3 - Front Street Center Setback, 40.8' in lieu of 59.0' Required (Entry Porch) (Zoning Regulation, Table 3-Appendix B)

Variance #4 - Front Street Center Setback, 40.5' in lieu of 59.0' Required (Entry Porch Eave) (Zoning Regulation, Table 3-Appendix B)

Variance #5 - Front Street Line Setback, 24.3' in lieu of 40.0' Required (Covered Porch) (Zoning Regulation, Table 3-Appendix B)

Variance #6 - Front Street Line Setback, 24.0' in lieu of 38.5' Required (Covered Porch Eave) (Zoning Regulation, Table 3-Appendix B)

Variance #7 - Front Street Center Setback, 49.3' in lieu of 65.0' Required (Covered Porch) (Zoning Regulation, Table 3-Appendix B)

Variance #8 - Front Street Center Setback, 49.0' in lieu of 63.5' Required (Covered Porch Eave) (Zoning Regulation, Table 3-Appendix B)

Variance #9 - Side yard Setback 7.6' in lieu of 8.5' Required (Covered Porch Eave) (Zoning Regulation, Table 3-Appendix B)

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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:

Front half of existing building is built beyond the setback line, thus making any changes require a variance.

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

The entry porch design is the minimum scale to both be useful as well as to match the context of the neighboring properties entry porches. The side covered porch eave is just enough length to act as a shelter from the elements to one passenger from the driveway.

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

The design intent is to have the front entry to be sympathetic to the other homes on Bayberrie Drive. This change makes this property more visually consistent with other houses in the neighborhood. The extension of the side eave will remain consistent from the street line and the street center as the existing eave.

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 APPLICATONS

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

Date Filed: _____

Zoning Enforcement Officer Comments:

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**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.

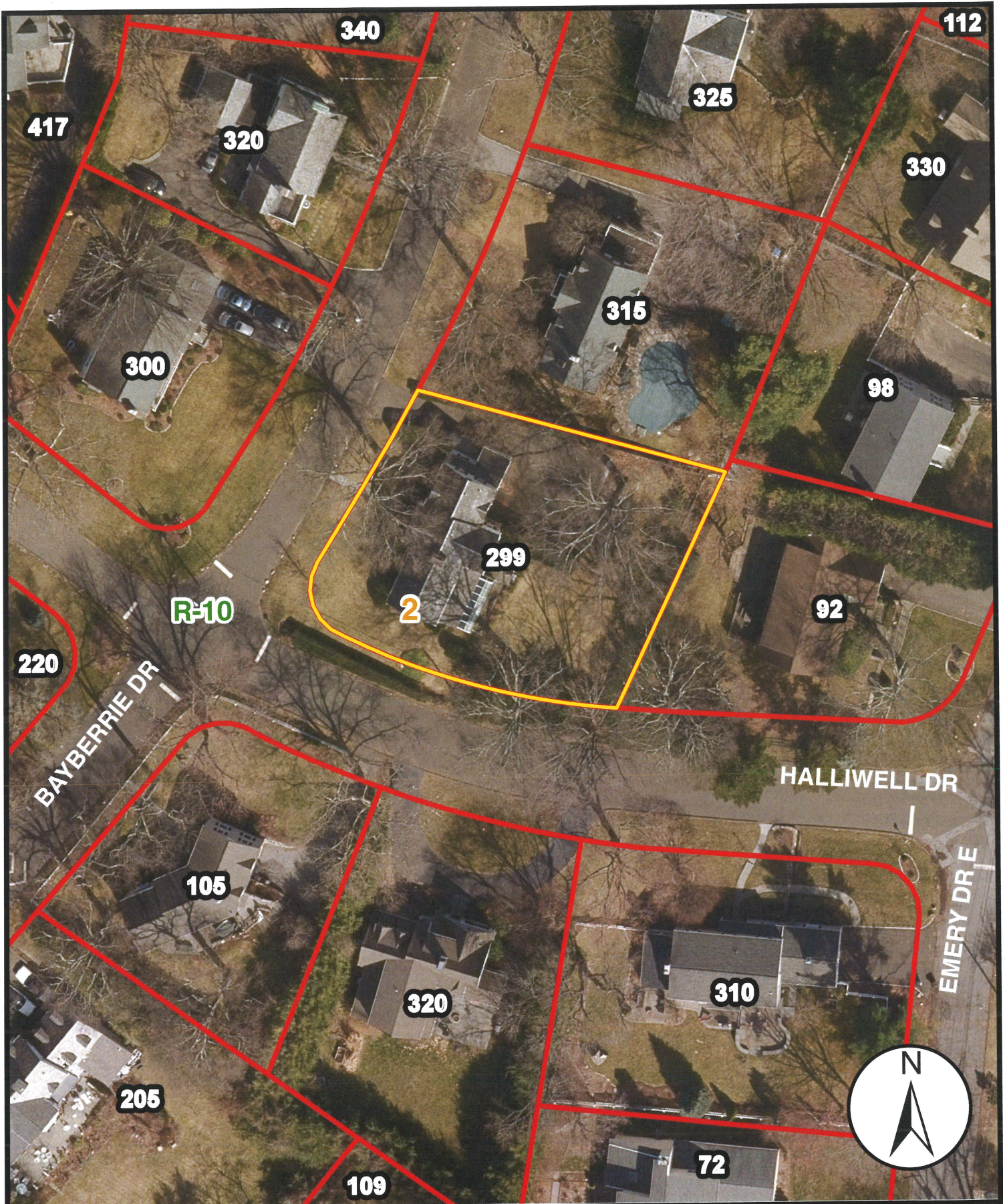
Zoning Enforcement: *Mary Judge* Date: *9/29/2023*

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 #038-23
299 Bayberrie Drive

Date: 10/6/2023

