

**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:

1 APPLE TREE DRIVE, STAMFORD, CT 06906
street zip code

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

Block: 215 Zone: R-10 Sewered Property yes no

Is the structure 50 years or older yes No 70 YRS. 1953 - built in.

Corner Lots Only: Intersecting Street: PINE STREET and APPLE TREE DR.
Within 500 feet of another municipality: No Yes Town of _____

3. Owner of Property: JOANNA DUNNE
MICHAELA DOCKENDORF (deceased)

Address of Owner: 28 APPLE TREE DRIVE Zip 06906

Applicant Name: EVAN WYLER and CRYSTAL WYLER

Address of Applicant: 33 PLEASANT ST. #6
STAMFORD Zip 06902

Agent Name: SWAGATA SHARMA

Address of Agent: 150 HOPE ST. #14 STAMFORD Zip 06906

EMAIL ADDRESS: ar.swagatasharma@gmail.com

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

Telephone # of Agent 203.606.4778 Telephone # of Owner 845.800.2705

(CONTACT IS MADE WITH AGENT, IF ONE)

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

THERE IS A SINGLE FAMILY RESIDENCE ON THE PROPERTY WITH A FIRST FLOOR AND A BASEMENT ON A CORNER LOT. STREETS INTERSECTING ARE PINE ST and APPLE TREE DRIVE. THERE IS ALSO A SUNROOM ON THE REAR OF THE HOUSE.

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

PROPOSED ADDITION IS DESIGNED TO BE BUILT ON EXT. FOOTPRINT OF THE HOUSE. THE 2ND FBR. ADDITION BEING PROPOSED CONSISTS OF FOUR BEDROOMS, LAUNDRY AND TWO BATHROOMS W/ CLOSETS. EXT. SUNROOM TO BE DEMOLISHED AND CONVERTED INTO AN ON-GRADE PATIO. BASEMENT WITH EXISTING TWO CAR GARAGES AND UNFINISHED AREAS TO BE PARTLY FINISHED AND TURNED INTO A GYM/ MAN CAVE, UTILITY REAS + STORAGE. NEW FLIGHT OF STAIRS ARE PROPOSED TO ACCESS + LAND IN THE FINISHED PART OF THE BASEMENT. EXT. STAIR TO BE REMOVED ADDITION OF 1780 SQ FT ON SECOND FLR. BEING PROPOSED. COVERAGE STANDS AT 14.8% / 20%. AS VARIANCES (complete this section for variance requests only) See a Zoning PROPOSED

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):

- LOT CORNER PG 3-21, TABLE 3 APPENDIX B.
- MIN. YARD DIMENSIONS, FRONT, STREET LINE OF 14'8" IN LIEU OF 40'0" REQD.
- FRONT STREET CENTER OF 39'8" IN LIEU OF 65'0" REQD.

ZONING ENFORCEMENT APPROVAL

For Submission To Zoning Board Of Appeals

Sheet 1 of 1

Authorized Signature

10/27/23
Date

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: ^{THRU}
CORNER LOT, EXT. SETBACK LINE FROM PINE ST. SIDE RUNS THRU THE EXT. HOUSE. EXT. HOUSE DOESN'T COMPLY W/ FRONT YARD SETBACK REGULATIONS ON ONE SIDE. LOT BECOMES UNUSABLE TO PROPOSE AN ADDITION ON THE FIRST FLR. DUE TO THE ODD SHAPE OF THE LOT WITHIN SETBACK LINES. RISING VERTICALLY SEEMS TO BE THE MOST EFFICIENT, COST-EFFECTIVE AND PRACTICAL WAY. PROPOSED DESIGN ADHERES TO R-10 REGULATIONS OF HGT. REQUIREMENT OF 30'0 OR UNDER 30'0 FEET. (29'0'). ALSO PROPOSED DESIGN IS OF 2 1/2 STORIES. PROPOSED DESIGN DOESN'T ENCRDACH FURTHER INTO SETBACK EXCEPT FOR HOW MUCH IT EXISTS CURRENTLY.

EXCEPT Explain why the variance(s) is/are the minimum necessary to afford relief:
IF VARIANCE IS GRANTED, THE YOUNG FAMILY PURCHASING THIS HOUSE CAN CALL THIS HOUSE THEIR FOREVER HOME TO RAISE THEIR VERY YOUNG OFFSPRINGS. A CITY LIKE DURS, STAMFORD REQUIRES THE YOUTH. BY PROVIDING AN OPPORTUNITY TO BUILD THE PROPOSED DESIGN, IT BRINGS FORTH A WAY TO RAISE THE PROPERTY VALUE OF THE NEIGHBORHOOD + STREETS. IT IS A CLASSIC DESIGN AND ELIMINATES THEIR HARDSHIP OF NOT HAVING A FOREVER HOME.

C. Explain why granting of the variance(s) would not be injurious to the neighborhood.
IT WOULDN'T BE INJURIOUS BECAUSE IT BEING A CORNER LOT THE NEW SEMI-CLASSICAL CRAFTSMAN STYLE DESIGN WILL UPGRAD THE NEIGHBORHOOD PROPERTIES. ENCOURAGING YOUNG ADULTS AND FAMILIES TO FOLLOW SU IT IN INVESTING IN THE NEIGHBORHOOD THUS MAKING A WAY FOR NEIGHBORHOOD SCHOOLS TO LET D SPECIAL PERMIT AN OPPORTUNITY TO STUDY AND PREPARE YOUNG AMERICANS.

(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:

ZONING ENFORCEMENT APPROVAL
For Submission To Zoning Board Of Appeals
Sheet _____ of _____
Authorized Signature _____ Date 10/27/23

MOTOR VEHICLE APPLICATIONS
(Complete this section only for Motor Vehicle/Service Dealers Applications) Provide details of what is being sought.

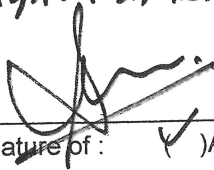
APPEALS OF THE DECISION OF THE ZONING ENFORCEMENT OFFICER

(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

(SNAGATA SHARMA)

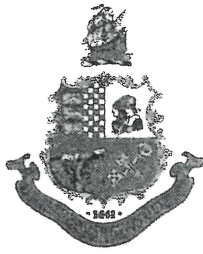


Signature of:)Agent () Applicant () Owner

Date Filed: 10.31.2023

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.

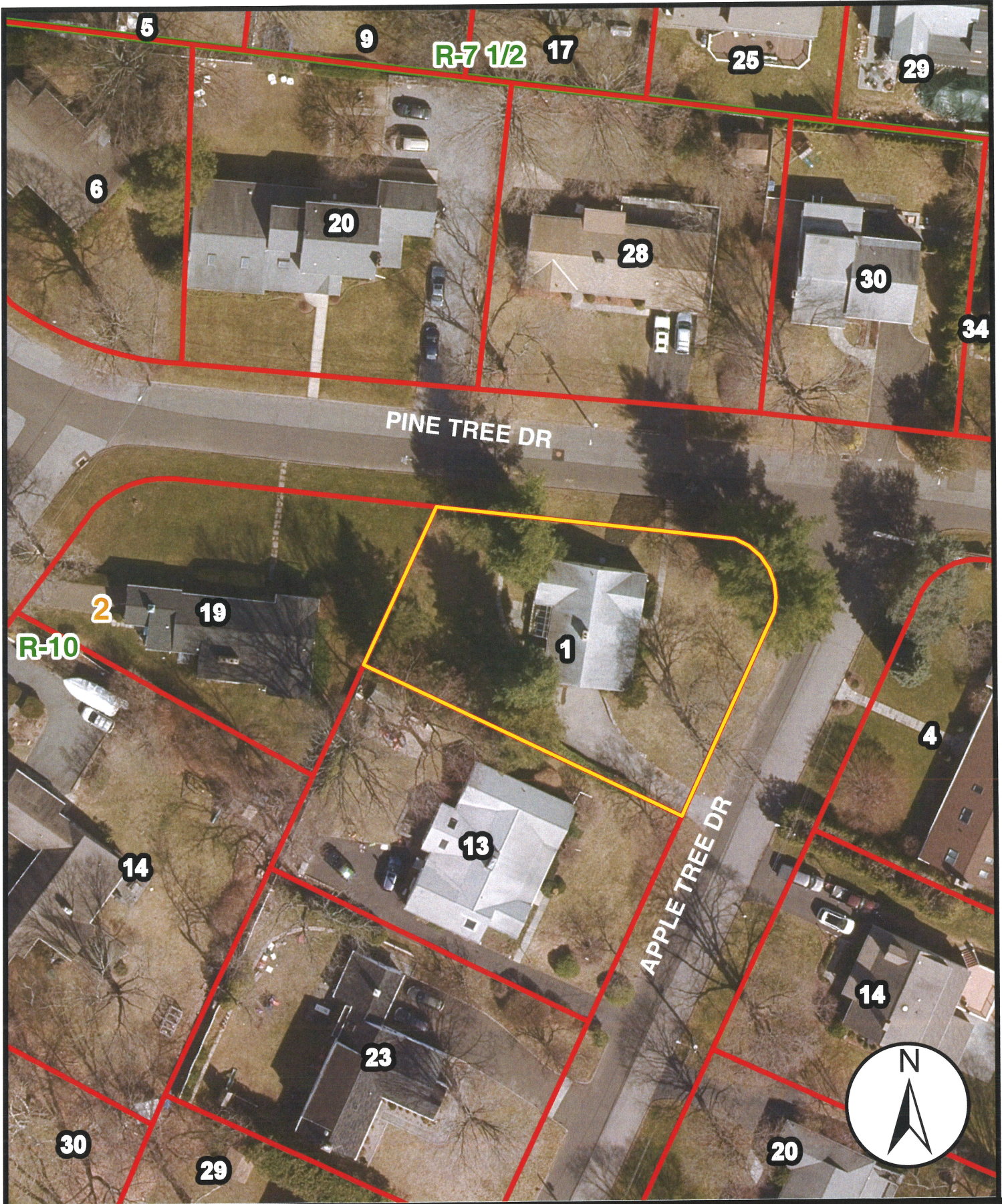
Zoning Enforcement: [Signature] Date: 10/31/2023

Is the project situated in the coastal boundary? Yes () No (✓)

Is the project exempt from the coastal regulation?
Yes (✓) Exemption # _____ No () N/A ()

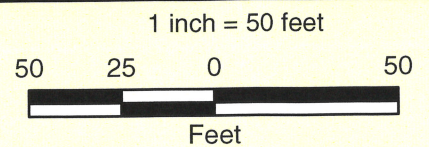
Environmental Protection: _____ Date: _____

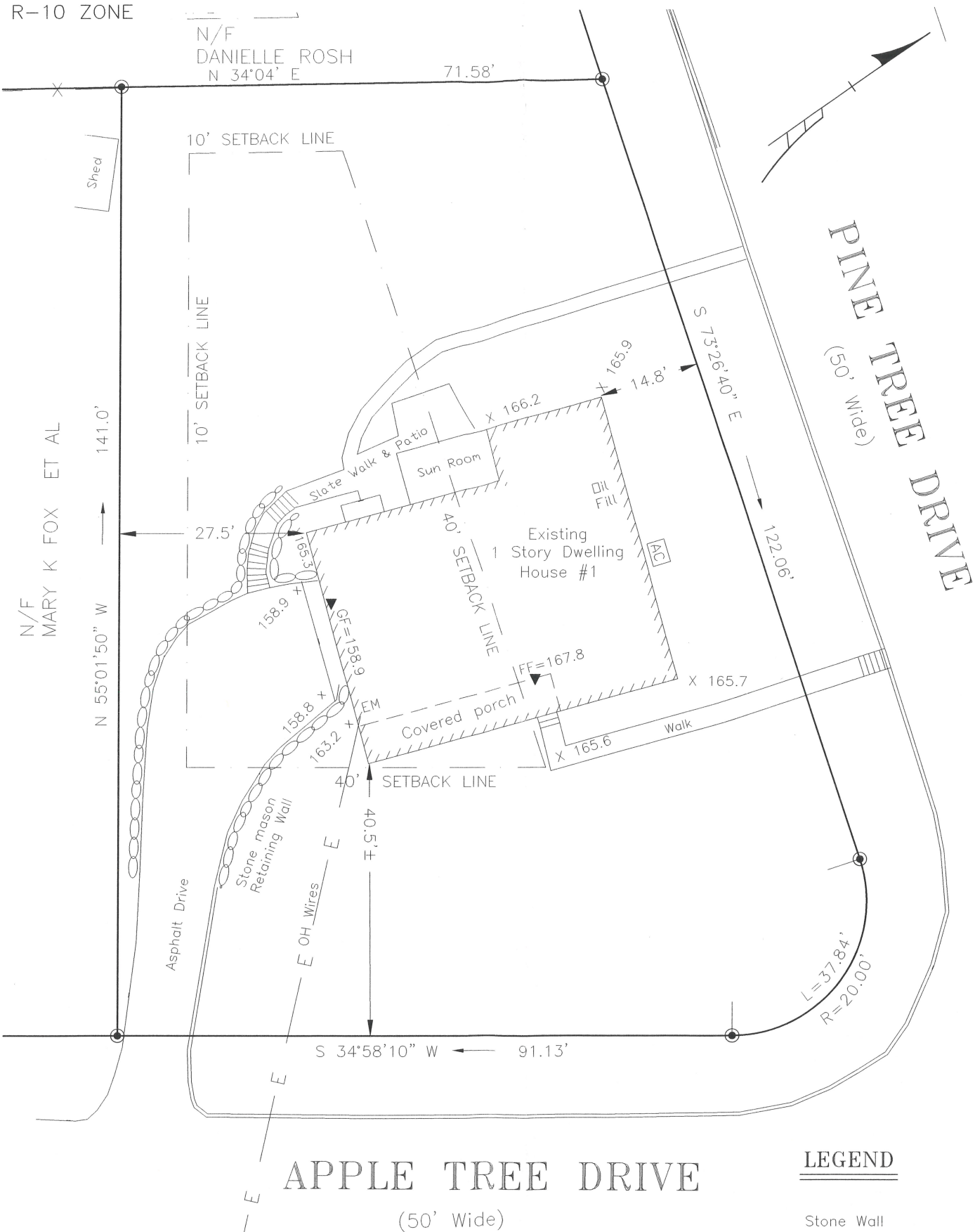
CAM Review by: Zoning Board ZBA



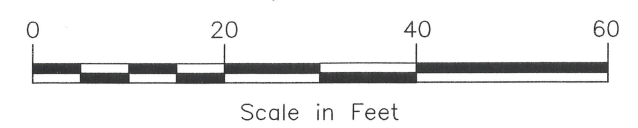
ZBA Application #044-23
One Apple Tree Drive

Date: 11/7/2023





PLOT PLAN PREPARED FOR EVAN WYLER 1 APPLE TREE DRIVE STAMFORD, CONNECTICUT



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

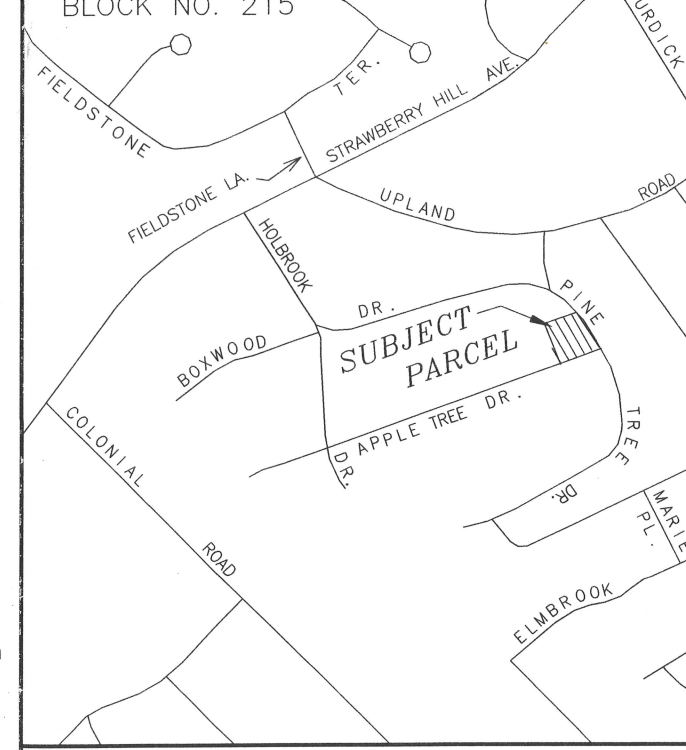
a Building erected on a Corner Lot shall be required to comply with the Front Yard setback standard on all Streets and all other Yards shall comply with the Side Yard setback standard.

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

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

NOTES:

1. 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 may be considered as approximate in nature. Additionally, other such features may exist on 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.
2. 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.
3. Subject to Title Verification, utility easements or Private Agreements if any, in addition to those Depicted and or referenced on this Map. Property may have Substructures and/or encroachments below grade, if any, in addition to those noted and or depicted. No Abstract of Title Provided. refer to Vol 12422 P 258 S.L.R.



ORIENTATION

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

#044-23

Refer To:
Lot No 41
Map No. 2403 S.L.R.
Lot Area =13,318 Sq Ft (Fig)
Existing Dwelling, Sun Room & Covered Porch
Covers 15.6% of Lot Area

Scale 1" = 20'

LEGEND

Stone Wall		Existing	
Concrete Wall			
Fence			
Catch Basin (In Curb)		Manhole	
Catch Basin (Flush)		Yard Drain	
Gas Box	GB	Light Pole	
Gas Meter	GM	Sign	
Electric Meter	EM	Clean Out	co o
Water Box	WB o	Metal Cover	MC □
Monitoring Well	MW o		

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 OR NON-COMPLIANCE WITH EXISTING REQUIREMENTS.

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



BY: *Edward J. Frattaroli*

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**
Land Surveyors-Engineers-Land Planners
STAMFORD, CONNECTICUT OCTOBER 12, 2012