

**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:

28 Terrace Ave Stamford CT 06905
 street zip code

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

Block: 357 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: DINA + PETER SUCIU

Address of Owner: 28 TERRACE AVE Zip 06905

Applicant Name: DINA + PETER SUCIU

Address of Applicant 28 TERRACE AVE Zip 06905

Agent Name: _____

Address of Agent: _____ Zip _____

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

Telephone # of Agent _____ Telephone # of Owner 914 505 0331

(CONTACT IS MADE WITH AGENT, IF ONE)

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

Single Family Residential Home

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

8 1/2' x 18.7' story addition

to create additional bedroom and

6 x 10' 4" deck

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 of Table 11⁽²⁾ Appendix B

for lot coverage of 28.4%

in lieu of 25% 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:

Existing house is at the limit allowable of building coverage. Older house, limited space, older style construction. Large family need extra space

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

It is the only place I can build within the setbacks

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

Addition is in the rear, it is not higher than existing structure and within the setbacks

SPECIAL PERMIT

(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 APPLICATIONS

Peter Sulin

[Signature]

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

Date Filed: 7/30/24

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:



**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: *[Signature]* Date: 7/30/24

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

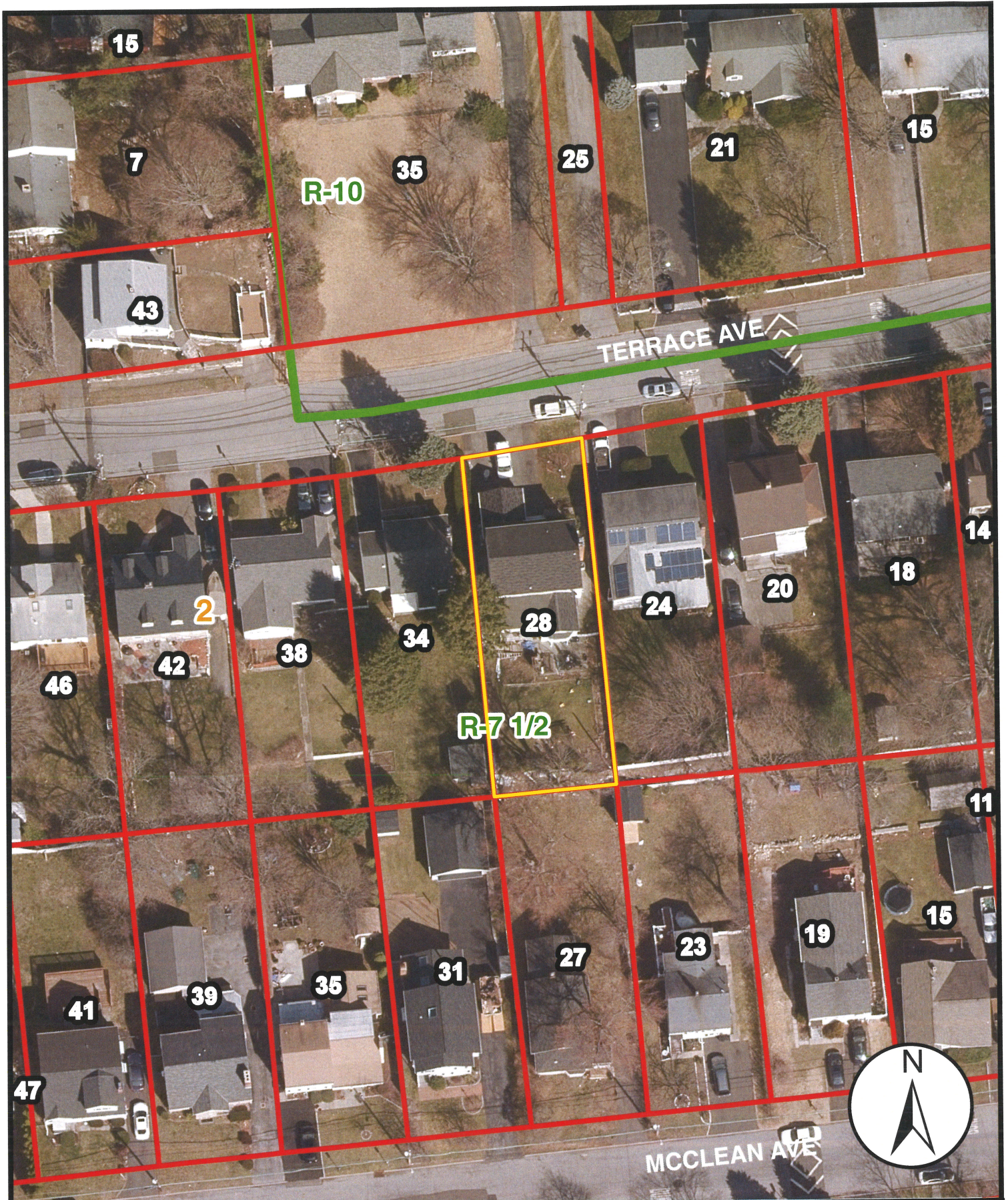
Is the project exempt from the coastal regulation?
Yes () Exemption # _____ No () N/A ()

Environmental Protection: _____ Date: _____

CAM Review by:

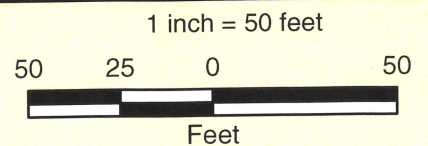
ZONING BOARD

ZBA



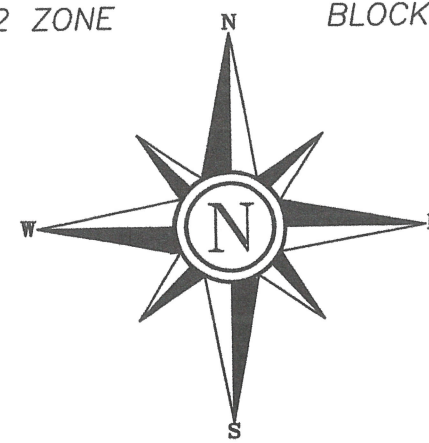
ZBA Application #033-24
28 Terrace Avenue

Date: 9/4/2024

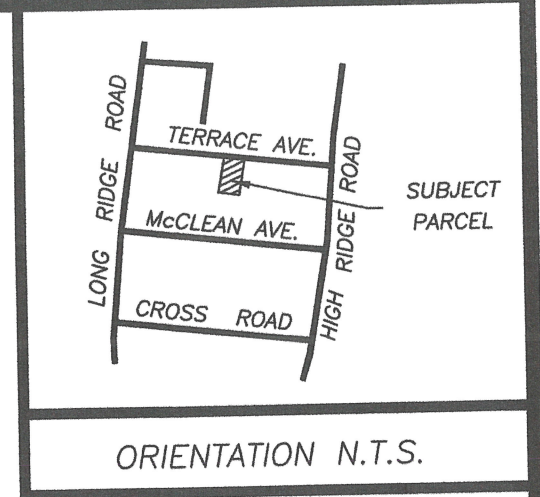


R-7 1/2 ZONE

BLOCK NO. 357



TERRACE AVENUE
(50' WIDE)



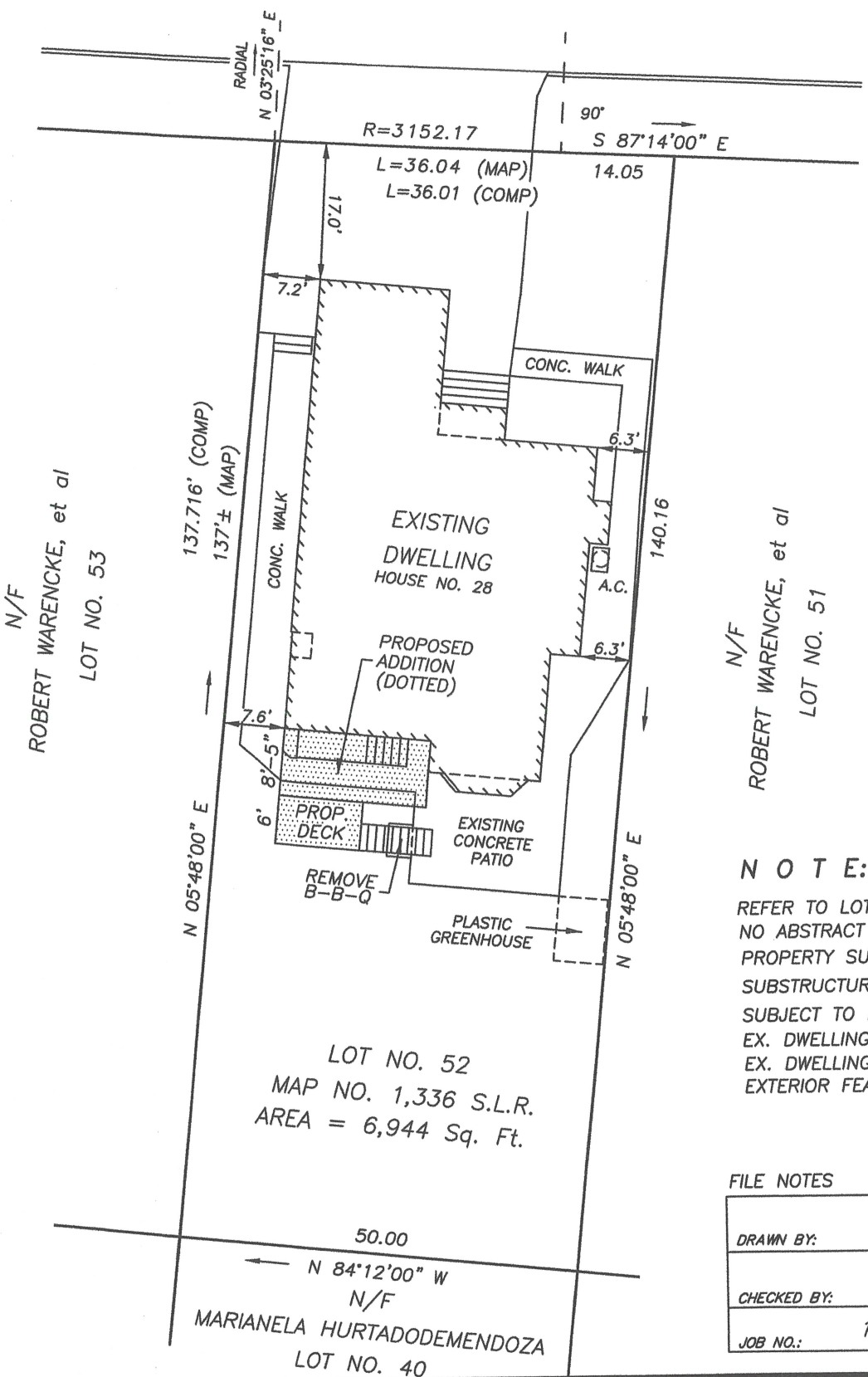
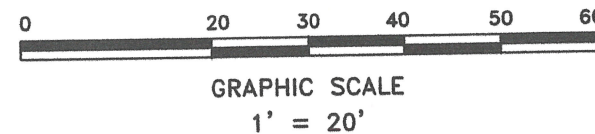
ORIENTATION N.T.S.

IMPROVEMENT LOCATION SURVEY - PROPOSED

PREPARED FOR

PETER SUCIU, et al STAMFORD, CONNECTICUT

#033-24



N/F
ROBERT WARENCKE, et al
LOT NO. 51

N/F
ROBERT WARENCKE, et al
LOT NO. 53

REVISIONS / PRINTS

NO.	DATE	DESCRIPTION	
2	02/28/2024	PROPOSED ADDITION, & COVERAGE ADDED	V.O.
1	12/28/15	APPROVAL PRINTS ISSUED	R.T.H.

NOTE:

REFER TO LOT NO. 52 MAP NO. 1,336 S.L.R.
 NO ABSTRACT OF TITLE PROVIDED.
 PROPERTY SUBJECT TO PRIVATE RESTRICTIONS OF RECORD, IF ANY.
 SUBSTRUCTURES AND/OR THEIR ENCROACHMENTS, IF ANY, ARE NOT SHOWN.
 SUBJECT TO ELECTRIC AND/OR TELEPHONE CO. EASEMENTS UNDERGROUND OR OVERHEAD.
 EX. DWELLING COVERS 25.2% OF THE TOTAL LOT AREA. (VERIFIED FROM 06/13/2000 SURVEY)
 EX. DWELLING, PROP. ADDTN. & PROP. DECK COVERS 28.4% OF THE TOTAL LOT AREA.
 EXTERIOR FEATURES AND/OR THEIR ENCROACHMENTS, IF ANY, ARE NOT SHOWN.

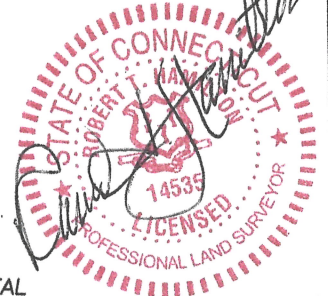
SURVEY SPECIFICATIONS:

The type of survey performed hereon is a "IMPROVEMENT LOCATION SURVEY"
 Boundary determination/opinion is based on "DEPENDENT RESURVEY"

To the best of my knowledge & belief this map is substantially correct as noted hereon, and this survey was prepared in accordance with the standards of a Class D survey as defined in Sections 20-300B-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut."



ROBERT T. HAMILTON
 PROFESSIONAL LAND SURVEYORS L L C
 Stamford, Connecticut
 Phone (203) 322-1975 Fax (203) 329-2155



SEAL

FILE NOTES

DRAWN BY:	E.P.Jr.	DATE:	12/27/15
CHECKED BY:	R.T.H.	DRAWING NO.:	151226.DWG
JOB NO.:	151226	SHEET	1 OF 1

LOT NO. 52
 MAP NO. 1,336 S.L.R.
 AREA = 6,944 Sq. Ft.

50.00
 N 84°12'00" W
 N/F
 MARIANELA HURTADODEMENDOZA
 LOT NO. 40