

#019-25

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:

32 Apple Tree Ln 06905
street zip code

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

Block: 359 Zone: R-20 Sewered Property yes no

Is the structure 50 years or older yes No

Corner Lots Only: Intersecting Street: N/A
Within 500 feet of another municipality: No Yes Town of _____

3. Owner of Property: Jason Gaynor

Address of Owner: 32 Apple Tree Ln Zip 06905

Applicant Name: Miguel A. Sastre

Address of Applicant 13 Brook Dr Zip 06830

Agent Name: MIGUEL SASTRE

Address of Agent 13 BROOK DRIVE Zip 06830

EMAIL ADDRESS: SCASTRE@MAC.COM
(Must be provided to receive comments from letters of referral)

Telephone # of Agent 914 255-6798 Telephone # of Owner 914/642-3823

(CONTACT IS MADE WITH AGENT, IF ONE)

RECEIVED
JUN 12 2025
ZONING BOARD
OF APPEALS

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

1 single family house and 1 Shed

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

Adding 50 sq ft of habitable space in the kitchen, New Shed room dorm 70 sq ft,
New asphalt shingle Roof 260 sq ft, New foundation & footing 66 sq ft.

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 Appendix B Table II
Asking for Side yard Setback of 12.6'
in lieu of 15.0' Required

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:

The existing kitchen is being added an additional 50 sq ft.

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

It's adding 50 sq ft.

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

The look of the house isn't changing and the setback lines are similar to the existing ones.

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 APPLICATIONS

Jason Baynor

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

Date Filed: 3/22/2025

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 Clerk
Shivaun Underwood

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:

5/22/2025

Is the project situated in the coastal boundary?

Yes () No ()

Is the project exempt from the coastal regulation?

Yes () Exemption # _____ No () N/A ()

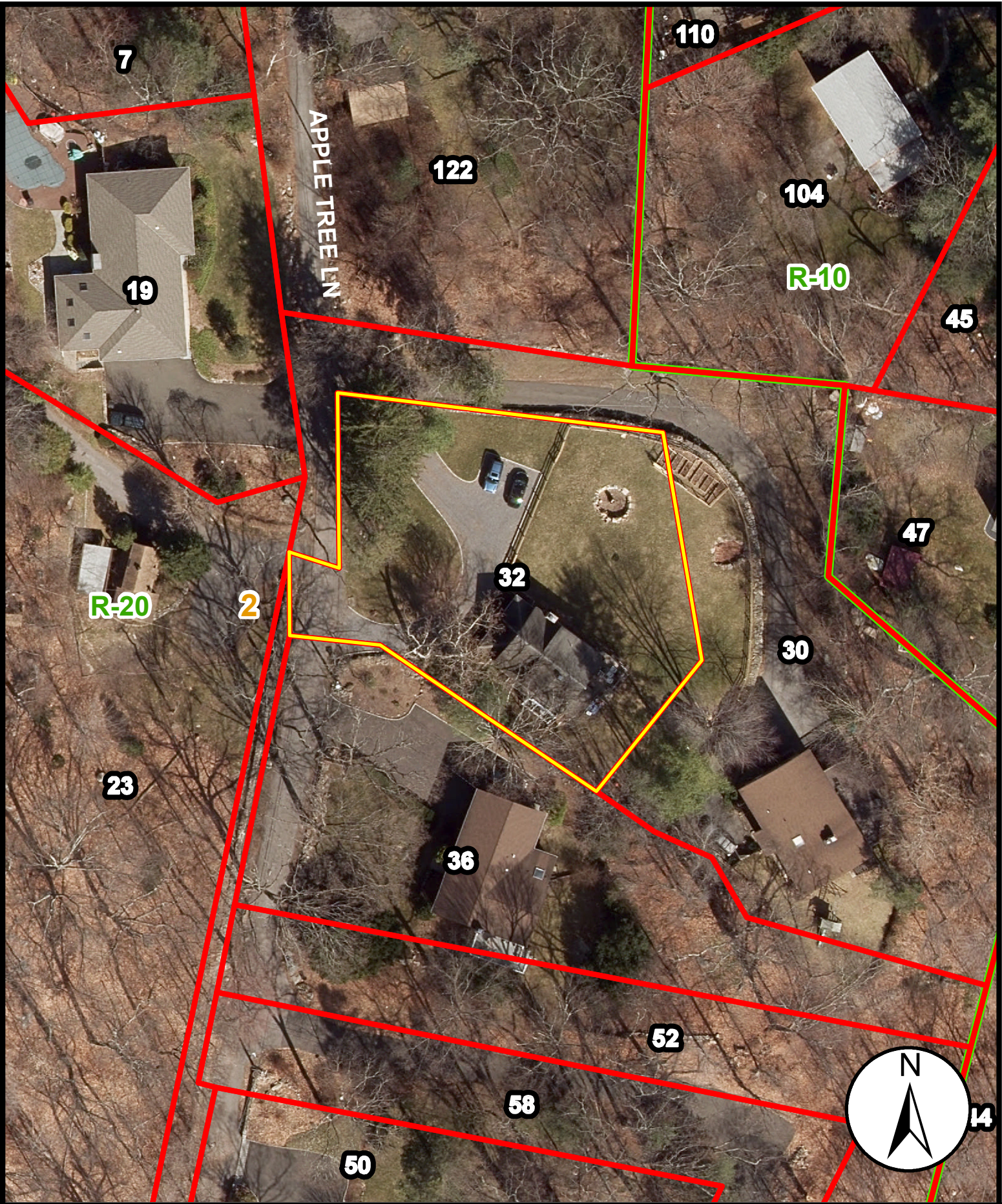
Environmental Protection:

Date:

CAM Review by:

ZONING BOARD

ZBA



ZBA Application #019-25
32 Apple Tree Lane

Date: 7/17/2025

