

**MAYOR**  
CAROLINE SIMMONS  
**LAND USE BUREAU CHIEF**  
RALPH BLESSING



**ZONING BOARD OF APPEALS**  
(203) 977-4160

**Chair**  
Lauren Jacobson

**CITY OF STAMFORD, CONNECTICUT**  
STAMFORD GOVERNMENT CENTER  
888 WASHINGTON BOULEVARD  
P.O. BOX 10152  
STAMFORD, CT 06904 - 2152

**RECEIVED**

**DATE:** August 1, 2025  
**TO:** L. Cohen, Planning Board ✓  
F. Petise, Transportation  
R. Clausi, Environmental Protection Board  
S. Kisken, Engineering  
**FROM:** Zoning Board of Appeals  
**RE:** Referrals

**AUG 1 2025**

**PLANNING BOARD**

In accordance with the Section 19 of the Zoning Regulations, the following applications and maps are being referred to your agency for comments:

**#020-25      276 Den Road**

**Please respond by September 1, 2025.**

**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 - E-mail [Sunderwood@stamfordct.gov](mailto:Sunderwood@stamfordct.gov)

RECEIVED

JUL 31 2025

ZONING BOARD  
OF APPEALS

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:

276 Den Rd

06903

street

zip code

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

Block: 394 Zone: RA1

Sewered Property ( ) yes (x) no

Is the structure 50 years or older (x) yes ( ) No

Corner Lots Only: Intersecting Street: \_\_\_\_\_

Within 500 feet of another municipality: No (x) Yes ( ) Town of \_\_\_\_\_

3. Owner of Property: John and Olivia Downing

Address of Owner: 276 Den Rd, Stamford, CT Zip 06903

Applicant Name: John and Olivia Downing

Address of Applicant 276 Den Rd, Stamford, CT Zip 06903

Agent Name: \_\_\_\_\_

Address of Agent \_\_\_\_\_ Zip \_\_\_\_\_

EMAIL ADDRESS: livdowning3018@gmail.com  
(Must be provided to receive comments from letters of referral)

Telephone # of Agent \_\_\_\_\_ Telephone # of Owner 805 746-6713

(CONTACT IS MADE WITH AGENT, IF ONE)

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

There is one single-family home (1,456 sq. ft) used for only residential purposes by the property owners and their children.

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

Proposed use is to replace the flat-portion of roof (24' x 15') that is in need of repair, and alter it to a pitched roof within the existing horizontal footprint of the house. This will allow for new living space (12' x 18') above one section of the house that is presently only one story high (rest of the home will remain 2 stories). Separately, a new addition of a one-story screened-in porch (approx. 24.75' x 16') is proposed along with a new deck over the existing footprint of the cement patio (14' x 20').

**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):

<sup>II</sup>  
Variance of Table II, Appendix "B" (Side Yard) is requested for the proposed dwelling <sup>addition</sup> reconstruction depicted on the attached map (2.3 ft in lieu of 25 ft)

*of Second Story  
2 1/2*

*Variance of Table II Appendix B: to Construct Second Story addition and Covered Porch.*

*Asking for Side yard Setback of 2.3 ft. in lieu of 25.0 feet Required.*

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:

We have an unusal hardship because our house is an existing nonconforming dwelling that is located only 2.3 ft from the property line. Our proposed changes will be only within the existing footprint of the house and on the ~~opposite side of the house away from the property line, so we will not make any changes any closer than the house already is.~~

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

Because our entire home falls within the side yard set back, a variance is required for us to make any change whatsoever to the dwelling.

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

The proposed changes will not make the dwelling any closer to the neighbor's property than it already is, nor will it block any views, and it will allow our growing family to remain in the neighborhood for years to come.

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**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:

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**SIGNATURE REQUIRED FOR ALL APPLICATIONS**

*Olivia Damrony*

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

Date Filed: 7/29/25

Zoning Enforcement Officer Comments:

*Does not appear to be a Reasonable Request*

**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  
**Lauren Jacobson, Chair**  
**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: \_\_\_\_\_

Date: \_\_\_\_\_

7/30/2025

Is the project situated in the coastal boundary?

Yes ( ) No (  )

Is the project exempt from the coastal regulation?

Yes ( ) Exemption # \_\_\_\_\_ No ( ) N/A (  )

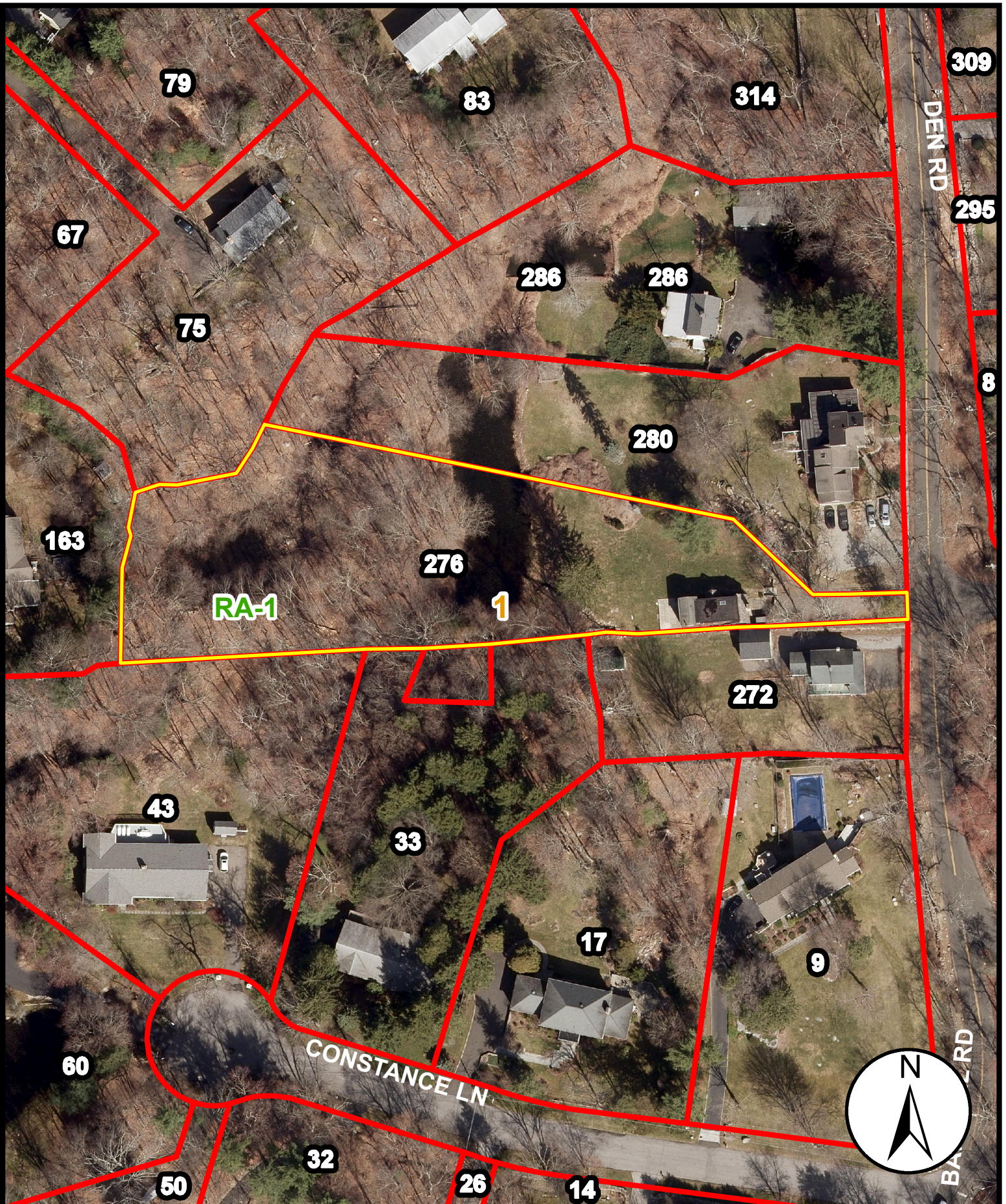
Environmental Protection: \_\_\_\_\_

Date: \_\_\_\_\_

CAM Review by:

ZONING BOARD

ZBA



**ZBA Application #020-25**  
**276 Den Road**

Date: 8/5/2025

1 inch = 92 feet

