

#024-25

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 - E-mail Sunderwood@stamfordct.gov

PLEASE PRINT ALL INFORMATION IN INK

RECEIVED  
OCT 2 2025  
ZONING BOARD  
OF APPEALS

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:

127 Myrtle Avenue (Parcel ID #000-2871)

06902

street

zip code

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

Block: 104 Zone: M-L

Sewered Property  yes ( ) no

Is the structure 50 years or older  yes ( ) No

N/A

Corner Lots Only: Intersecting Street:

Within 500 feet of another municipality: No  Yes ( ) Town of N/A

3. Owner of Property: Christ Sanctified Church of the Haitian Ministry, Inc.

Address of Owner: 127 Myrtle Avenue, Stamford, CT Zip 06902

Applicant Name: Christ Sanctified Church of the Haitian Ministry, Inc.

Address of Applicant 127 Myrtle Avenue, Stamford, CT Zip 06902

Agent Name: Jason A. Klein, Carmody Torrance Sandak & Hennessey, LLP

Address of Agent: 1055 Washington Boulevard, 4th Floor, Stamford, CT Zip 06901

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

Telephone # of Agent 203-252-2669 Telephone # of Owner 203-252-2669

(CONTACT IS MADE WITH AGENT, IF ONE)

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

The Property is .21 acres and is improved with a 1-story commercial building occupied by a "House of Worship" use operated by the Applicant, known as Christ Sanctified Church of the Haitian Ministry, Inc. The existing improvements on the Property were constructed in 1974 and consist of a single-story commercial building (4,300± sf) with a below-grade basement (4,300± sf), loading dock, and surface parking. Historically, the Property was improved with eighteen (18) parking spaces. Due to a widening of Myrtle Avenue, the number of on-site parking spaces was reduced to sixteen (16). However, through informal relationships the Applicant has access to additional off-site parking. Historically, the property was used for a variety of commercial purposes. Currently, the property is used as a "House of Worship." The main floor contains the sanctuary. The basement contains a modest "church social hall" and areas for Sunday instruction for children. Despite extensive conversations with the zoning enforcement officer (ZEO) he would only recognize 9 existing parking spaces. Zoning requires 1 parking space for every 4 seats; thus, only 36 seats are allowed in the church.

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

The applicant wishes to continue the existing use but legally accommodate up to 100 worshippers.

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**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):

(1) A variance of seven (7) fewer parking spaces than the minimum required under Section 12.D.4.

(2) A variance from Section 12.B.1 to allow the use of eight (8) tandem spaces on the property notwithstanding that the property is in the ML zone.

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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:

The property was subject to condemnation during the Myrtle Avenue widening project in 2012, which reduced the amount of parking on the property. The property, since 1974, has historically used tandem parking when the zoning regulations were substantially different and did not prohibit tandem parking spaces. Furthermore, the congregation's traffic patterns are unique because many parishioners rely on public transportation and use of the church van which reduces the need for parking on the property.

Strict enforcement of the Zoning Regulations would burden and prohibit the Applicant from expanding its faith community even though the Applicant's community-based practice does not necessitate the parking required by the regulations. The Applicant also maintains access to more than enough parking to serve its needs off-site through informal arrangements. Strict enforcement of the Zoning Regulations will burden and prevent reasonable accommodation to the Applicant and its parishioners from gathering to express their religious beliefs as a faith community.

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

The Variations are the minimum necessary to afford relief as they will allow the Applicant to maintain its religious community on the Property without adversely impacting the surrounding neighborhood. Furthermore, the requested variance represents the actual, observed parking demand based on current and projected usage. Any further reduction would impair the Applicant's ability to serve its community. The Applicant, recognizing that the M-L Zone allows many uses, has no objection to conditioning an approval on (1) the Applicant's continued use of the church van; and (2) that the variance shall only apply to religious uses on the Property.

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

The Applicant successfully manages on-site and off-site parishioner parking at times when other uses are largely inactive. Parking demand is further reduced given the fact that the Applicant provides pick up/drop off services to multiple parishioners and the congregation's use of public transportation. Approval of the requested relief will allow the faith community to grow in place. Furthermore, the tandem parking spaces have been utilized on the Property since 1974 when the building was constructed and the ZEO in January of 2025 stated that the tandem spaces may be recognized in the future.

### SPECIAL PERMIT

(Complete this section **only** for special permits)

N/A

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**



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

Date Filed: 9/25/2025

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:

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**CITY OF STAMFORD  
ZONING BOARD OF APPEALS**

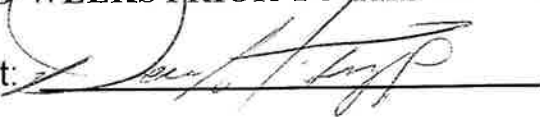
**APPLICATION PACKET**

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.**

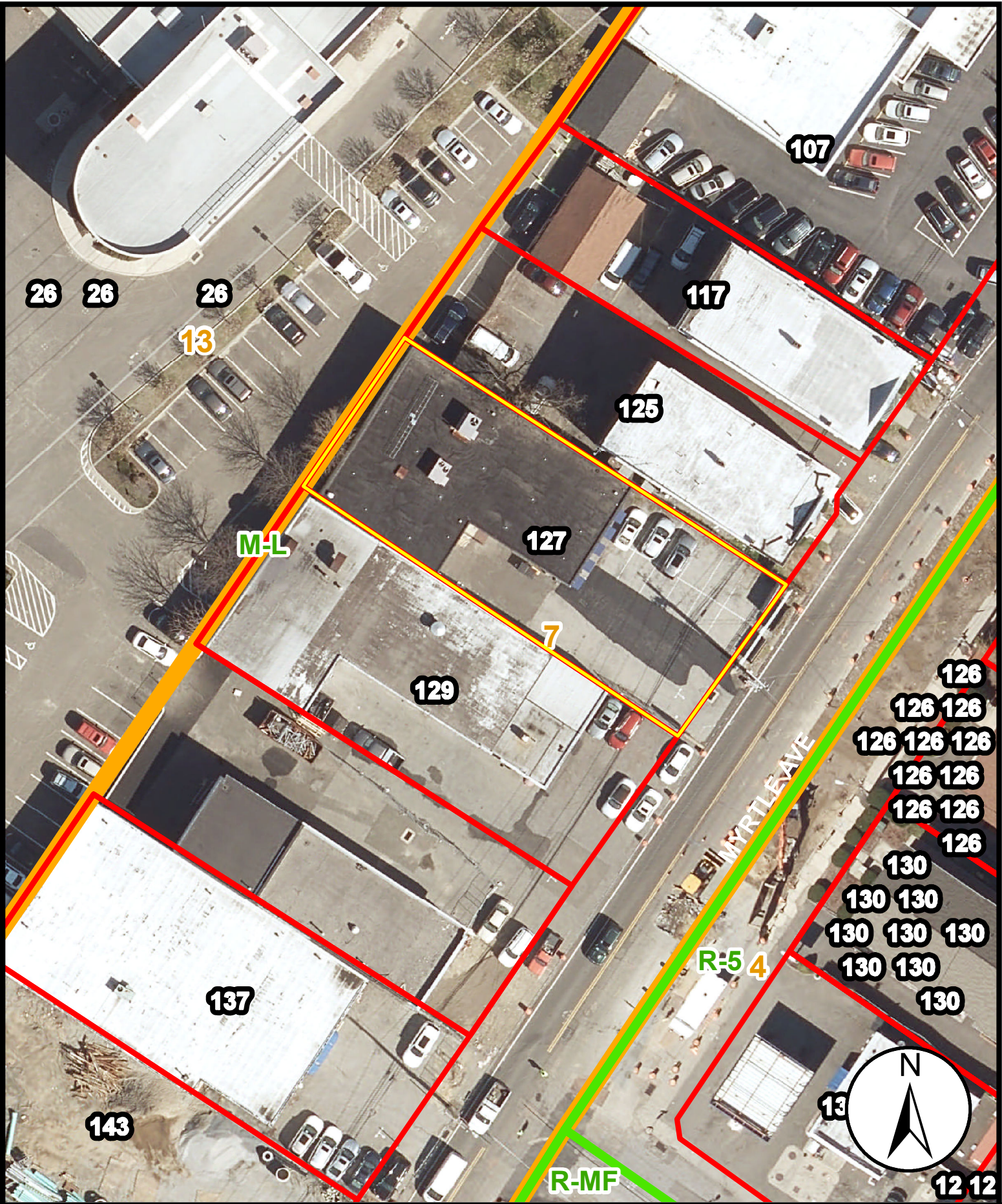
Zoning Enforcement:  Date: 9/26/2005

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 #024-25**  
**127 Myrtle Avenue**

Date: 10/6/2025

1 inch = 42 feet

