CITY OF DERBY
BUILDING DEPARTMENT
1 ELIZABETH STREET
DERBY, CONNECTICUT 06418

Telephone 203-736-1481
Facsimile 203-736-1480

File No._____ Ward No._____
Date of:_____ Hearing_____ Decision_____

APPEAL TO THE ZONING BOARD OF APPEALS FOR A VARIANCE

I. **Location of Property** 63 "E" Street Ave. Zoning District R-4
Building Line _____

North East
Side between Hawthorne Ave St./Ave and Park Ave
South West

II. Name of Owner Bernadette Dorso Address 63 "E" Street
Derby, CT 06418

Date of Purchase Feb 1997

Name of present proposed tenant N/A
or proposed purchaser _____

Name and Signature
Of Appellant Bernadette Dorso Address 63 E street
Derby, CT 06418

III. THIS APPEAL relates to:

[ ] PRINICPAL BUILDING(S) AND ITS OR THEIR:	[X] ACCESSORY BUILDING(S)	[ ] LAND
[ ] USE	[ ] LOT AREA	[ ] DISTANCE BETWEEN BUILDINGS
[ ] NO. OF DWELLINGS	[ ] AVERAGE LOT WIDTH	[ ] AMOUNT OF PARKING OR LOADING
[ ] FLOOR AREA	[ ] BUILDING COVERAGE	[X] LOCATION OF PARKING/LOADING
[X] YARDS	[ ] BUILDING HEIGHT	[ ] SIGNS
[ ] SIZE OF COURTS	[ ] USABLE OPEN SPACE	[ ] OTHER – Variance to permit into rear yard

IV. Section(s) of zoning ordinance appeal from: 195 - 12 & 4

V. Precise Variance(s) sought:

FRONT YARD VARIANCE FROM 25' - 15' ±

VI. Lot Dimensions (width x depth): 63' x 119' Lot Area 0.17 Acre

List all existing Building(s) and Use(s) on this lot, giving symbol for legal basis of each. (PR – permitted as of right; PS – permitted by special exception; PV – previous variance; NCU – nonconforming use existing at effective date of ordinance or amendment, CAL – previous certificate of approval of location – motor vehicle uses):

(1)

(2)

VII. Describe in detail the **difficulty and unreasonable hardship** asserted to be in the way of carrying out the strict letter of the zoning ordinance:

THE TOPOGRAPHY ON THE LOT IS TOO SEVERE (LARGE) FORCING THE OWNER TO PLACE THE CARPORT CLOSER TO THE STREET - LINE THAN NORMALLY REQUIRED

VIII. What circumstances concerning this property are **peculiar** to it and not applicable to the area as a whole? Explain:

LARGE, SLOPE

IX. Would the requested variance be subject to appropriate **conditions** and **safeguards**? Explain:

YES

X. Would the requested variance be in **harmony** with the general purpose and intent of the Ordinance? Explain:

N/A

XI. If the requested variance is a **use** variance, answer each of the following:

1. Do the zoning regulations allow **no reasonable use** of the property in question for reasons **peculiar** to the property and not applicable to the area as a whole? Explain

N/A

2. Is the use proposed the **minimum** variance necessary I order to allow a reasonable use of the property? Explain:

Yes

3. Will the use impair the essential **character** of the area or the **objectives** of the **comprehensive plan** of the City? Explain:

4. If any attempts have been made to **Sell** the property for use in accordance with the purposes for which it is zoned supply the following information:

   a. Period(s) in which placed on market and agent(s) in each period:
   b. Period(s) listed with Real Estate Board:
   c. Period(s) advertised in newspaper (attach copy of one or more of such ads, if any):
   d. Other sales efforts during each period:
   e. Asking price during each period:

XII. Value Date:

a. Date owner purchased the property:
b. Purchase price:
c. Date and declared value of subsequent building permits:
d. Current assessment:
e. Use(s) to which owner has put the property since purchase:
f. Gross and net income of each of the last 3 years:

XIII. State of Connecticut
City of Derby

Date

Personally appeared _____

Authorized Agent for _____ Owner, who made oath that the statements herein were true and correct before me.

Margaret Martins
Notary Public, State Of Connecticut
My Commission Expires December 31, 2020

_____
Notary Public
Commissioner of the Superior Court

XIV. [X] Hearing Fee to be paid upon filing of this application – see Fee List attached.

[ ] Bulk Variances
[ ] Use Variance
[ ] Use and Bulk Variance

[ ] Required plans filed with Appeal as follows:

a) 8 Copies of a scaled Plot Plan, with North arrow, showing the lot in question and the following (if any):

1. Existing building,
2. Proposed construction and use outdoor areas,
3. Existing and proposed curb cut, driveways, and parking and loading facilities,
4. Existing and proposed fences, walls, landscaping and signs,
5. That part of any building on adjoining lots that are located within 20 feet of the lot in question and
6. Such other information as may be required to define clearly the question involved.

b) 7 Copies of scaled Floor Plans and Elevations:
For each floor and each side of proposed construction, including use of all floor areas.

BELOW THIS LINE FOR BOARD USE ONLY

XV. Communication with regard to this Appeal received from:

[ ]	[ ] Health Dept.	[ ] Engineering
[ ] Traffic Commission	[ ] Police Dept.	[ ]
[ ]	[ ] Fire Dept.	[ ]

XVI. **Previous Zoning Board of Appeals cases at this location (file number, year, proposed construction and/or Board Decisions and Court decisions where applicable.)**

Gmail bernadette dorso <bdorso@gmail.com>

Carport Plans: 63 E Street, Derby Bernadette Dorso

1 message

bernadette dorso <bdorso@gmail.com> Fri, Sep 18, 2026 at 9:46 AM
To: kevinpwhit@yahoo.com
Cc: bernadette dorso <bdorso@gmail.com>

Hi Kevin:

I have attached several pictures of the existing driveway with the costly improvements I already made enabling cars to park further from the road. As you see I had to have several feet on the right side dug out, and lots of feet on the left where my car is currently parked and where I would like to put the carport. I did this because idiots trying to make the hill would eventually end up sliding down into my driveway. You can see from the difference in the asphalt, I had to park much closer to the road in the past. The front driveway was approved when the house was built by the original owner.

Additionally, my disabled sister lives in the other unit, having the car uncovered especially this past winter, showed me the potential major issue if there were an emergency that would cause us to have to leave in a hurry.

I would like to move ahead as soon as possible while the contractor is available and to call CBYD. If I need special permission from the City to move forward kindly advise what I need to do to get that started.

Dimensions of carport:

- 19' wide (interior wall) x17" off the back wall, 7" high in the front 9 1/2 -10 feet high in the back,
- 10 feet off the front of the house and 20 feet off the road.
- Carport will be wood with shingles and will have cement footings anchored for uplift.
- The rendering shows lights, but they will not be added...I plan to use solar motion lights

Thank you in advance for your consideration, Bern 203.231.2260

7 attachments



right wall facing house .jpeg
202K



full view.jpeg
176K

Gmail bernadette dorso <bdorso@gmail.com>

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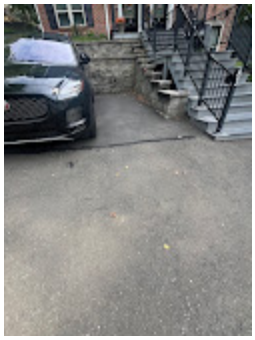
full view.jpeg
176K



Rendering of carport.jpeg
146K



edge of road.jpeg
189K



left side dugout.jpeg
186K



right wall facing house mark up.jpeg
149K



left side dugout mark up.jpeg
136K










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