



**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 285 Roosevelt Dr. Ave. Zoning District R5
Building Line _____

North East

Side between E Street St./Ave and D Street

South West

II Name of Owner Edward Larsen Address 530 Quaker Farms Rd
Amanda Larsen Oxford CT 06418
Date of Purchase 5/11/2018

Name of present proposed tenant Litzamara Rangel
or proposed purchaser _____

Name and Signature Litzamara Rangel
Of Appellant Litzamara Rangel Address 45 Rockaway Ave
Stratford CT 06615

III. THIS APPEAL relates to:

- | | | |
|--|--|--|
| <input type="checkbox"/> PRINCIPAL BUILDING(S) AND ITS OR THEIR: | <input type="checkbox"/> ACCESSORY BUILDING(S) | <input type="checkbox"/> LAND |
| <input checked="" type="checkbox"/> USE | <input type="checkbox"/> LOT AREA | <input type="checkbox"/> DISTANCE BETWEEN BUILDINGS |
| <input type="checkbox"/> NO. OF DWELLINGS | <input type="checkbox"/> AVERAGE LOT WIDTH | <input type="checkbox"/> AMOUNT OF PARKING OR LOADING |
| <input checked="" type="checkbox"/> FLOOR AREA | <input type="checkbox"/> BUILDING COVERAGE | <input type="checkbox"/> LOCATION OF PARKING/LOADING |
| <input checked="" type="checkbox"/> YARDS | <input type="checkbox"/> BUILDING HEIGHT | <input type="checkbox"/> SIGNS |
| <input type="checkbox"/> SIZE OF COURTS | <input type="checkbox"/> USABLE OPEN SPACE | <input type="checkbox"/> OTHER - Variance to permit into rear yard |

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By Marc J. Garofalo, MPA, MCC, MCTC at 2:03 pm, Apr 20, 2026

IV. Section(s) of zoning ordinance appeal from: 195-13 R5 Zone

V. Precise Variance(s) sought: I am seeking a variance to permit the placement and operation of a food trailer on the property for food service use.

VI. Lot Dimensions (width x depth): _____ Lot
Area 0.35 acres

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) 3 family building
- (2) Food Trailer - Larrys Landing

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 difficulty and hardship is that the zoning does not allow food trailer, even though this specific property is well suited for the use. The property is located on a main road, with good visibility and access, has adequate parking and is surrounded by a mix of residential and commercial properties. A food trailer previously operated there without any issues, showing that the space can support this use. Because of these conditions, strictly enforcing the zoning rule would prevent a reasonable and practical use of the property, even though its suited for it.

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

This property is unique because it is located on a busy main road with high visibility and easy access, unlike many other properties in the area. It also has a layout that provides more available parking and open space. The property is also surrounded by other commercial properties, which creates a mixed used environment. These combined factors make this property

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

Yes. The use can be controlled with conditions like set hours of operation, designated parking and there is a clear limit where the trailer has been placed. The property already has enough space and access, and I'm willing to follow any rules the board sets, to make sure it doesn't affect neighbors. different and suited for a food trailer.

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

yes. The use fits the intent of the zoning rules and would not.

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Change the character of the area because its a low impact business on a main road with other commercial use properties nearby. A food trailer previously operated in this area before without any problems. With condition it would stay controlled and consistent with the neighborho

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:
2. Is the use proposed the **minimum** variance necessary I order to allow a reasonable use of the property? Explain:
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: 5/11/2018
- b. Purchase price: \$95,000.00
- c. Date and declared value of subsequent building permits:
- d. Current assessment: 43,120
- e. Use(s) to which owner has put the property since purchase: Food Trailer - Larrys Landi
- f. Gross and net income of each of the last 3 years:

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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. 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.

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BELOW THIS LINE FOR BOARD USE ONLY

XV. Communication with regard to this Appeal received from:

- | | | | |
|--------------------------|--------------------|---------------------------------------|--------------------------------------|
| <input type="checkbox"/> | | <input type="checkbox"/> Health Dept. | <input type="checkbox"/> Engineering |
| <input type="checkbox"/> | Traffic Commission | <input type="checkbox"/> Police Dept. | <input type="checkbox"/> |
| <input type="checkbox"/> | | <input type="checkbox"/> Fire Dept. | <input type="checkbox"/> |

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

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April 1, 2026

Please let this letter serve to confirm El Sol Deli, LLC has permission to use the parcel of land located at 285 Roosevelt Drive, Derby, CT subject to the specifications within the pending contract between El Sol Deli, LLC and Edward and Amanda Larsen, property owners.



Edward Larsen

Dated: 4/1/26

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By Marc J. Garofalo, MPA, MCC, MCTC at 2:05 pm, Apr 20, 2026

EL SOL DELI

Dear Neighbor,

My name is Litzamara Rangel, and I'm reaching out regarding a small business opportunity at 285 Roosevelt Drive in Derby, formerly Larry's Landing.

I am currently seeking approval from the Zoning Board of Appeals (ZBA) to operate a food truck at this location. As part of the process, I wanted to personally introduce myself and respectfully ask for your support.

We understand that Larry's Landing was well-loved in this community, and similarly, our goal is to maintain a clean, well-managed, and community-friendly food service that adds convenience and a positive presence to the neighborhood. We plan to operate during reasonable hours to ensure minimal disruption, maintain a tidy space, and manage traffic responsibly. Like our other locations, we will be serving fresh, delicious Mexican food made with care and love!

I value being a good neighbor and would greatly appreciate your support as we move forward with this request. A public hearing will be scheduled with the Commission to review this application, and I have attached the meeting agenda with additional details. If you are able, your support—whether by attending the hearing or simply expressing that you are in favor of the project—would mean a great deal to our family-owned business.

If you have any questions, concerns, or would like to share your thoughts, please feel free to contact me or Lisa Narowski from Town Hall at lnarowski@derbyct.gov.

Thank you for your time and consideration. I truly appreciate the opportunity to be part of this community.

Warm regards,
Litzamara Rangel
El Sol Deli LLC
(203) 887-7302
elsodeli@yahoo.com | litzamara@gmail.com

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