

Application # **#026-22**

**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:

2010 West Main Street, Stamford, CT 06902

street

zip code

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

Block: 34 Zone: _____ Sewered Property yes no

M - L

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 Greenwich

3. Owner of Property: 2010 POST LLC

Address of Owner: 2010 West Main Street, Stamford, CT Zip 06902

Applicant Name: Selleck Street Pizza LLC

Address of Applicant: 170 Selleck Street, Stamford, CT Zip 06902

Agent Name: Mario P. Musilli, Esquire

Address of Agent: 1100 Summer Street, Stamford, CT Zip 06905

EMAIL ADDRESS: mario@musillilaw.com

(Must be provided to receive comments from letters of referral)

Telephone # of Agent (203) 348-6611 **Telephone # of Owner** (203) 223-1265

(CONTACT IS MADE WITH AGENT, IF ONE)

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

The applicant is the owner of Riko's Restaurant occupying a one-story block masonry building on on a 20,965 square foot parcel of land with parking spaces located in both the front and rear of the parcel.

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

The property will continue to be used as a restaurant and the linear and area dimensions remain unchanged. The present structure was constructed in 1933 and was formerly used as a restaurant (La Bretagne) until the business closed in 2016 and remained vacant until the present use. The area of the building is +/- 5,000 square feet and approximately one half of the floor area is dedicated to kitchen, lavatory, storage and office uses.

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):

Section 13.D.7 to allow one sign totaling 30 square feet of roof signage in the M - L zone.

ZONING ENFORCEMENT APPROVAL

For Submission To Zoning Board Of Appeals

Sheet 1 of 1

Authorized Signature 

Date 7/29/2022

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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 applicant used its best efforts to preserve the historical architecture of the building (i.e. retain glass block window openings) and abandoned the use of the awnings. The building is set back 60 feet from the property line and approximately 70 feet from the curbed sidewalk. The building is topographically lower than the street elevation and is surrounded by other commercial buildings that are closer to the street thereby blocking the view of the restaurant by vehicular traffic in both directions.

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

The applicant is unable to affix signage to the exterior of the premises that would be prominently visible to vehicular traffic. In addition, the applicant has refrained from maximizing the signage allowed in favor of tasteful appropriately sized signs consistent with the signage allowed in the M - L zone.

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

The commercial neighborhood is dominated by retail stores in the Route 1 Post Road corridor in close proximity to the Stamford-Greenwich border. The signage to be employed by the applicant is entirely consistent with signage employed by the other merchants in the area.

SPECIAL PERMIT

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

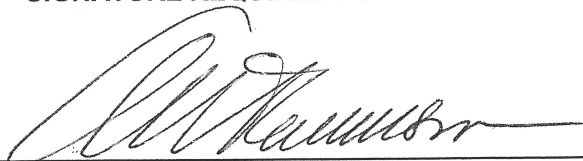
SPECIAL EXCEPTION is requested as authorized by Section(s) _____ of the Zoning Regulations.

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



Signature of: Agent Applicant Owner

Date Filed: _____

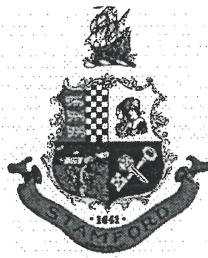
Zoning Enforcement Officer Comments:

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**

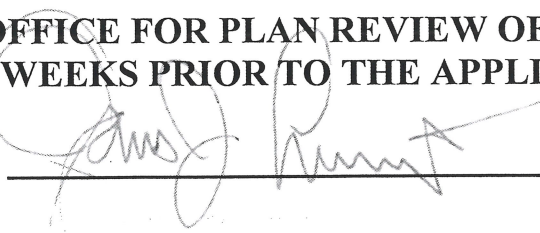
APPLICATION PACKET

Board Members
Joseph Pigott, Chair
John A. Sedlak
Nino Antonelli
Claire Friedlander
Lauren Jacobson

Alternate
Ernest Matarasso
Matthew Tripolitsiotis
Jeremiah Hourihan

Land Use Administrative Assistant
Mary Judge

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: 7/29/22

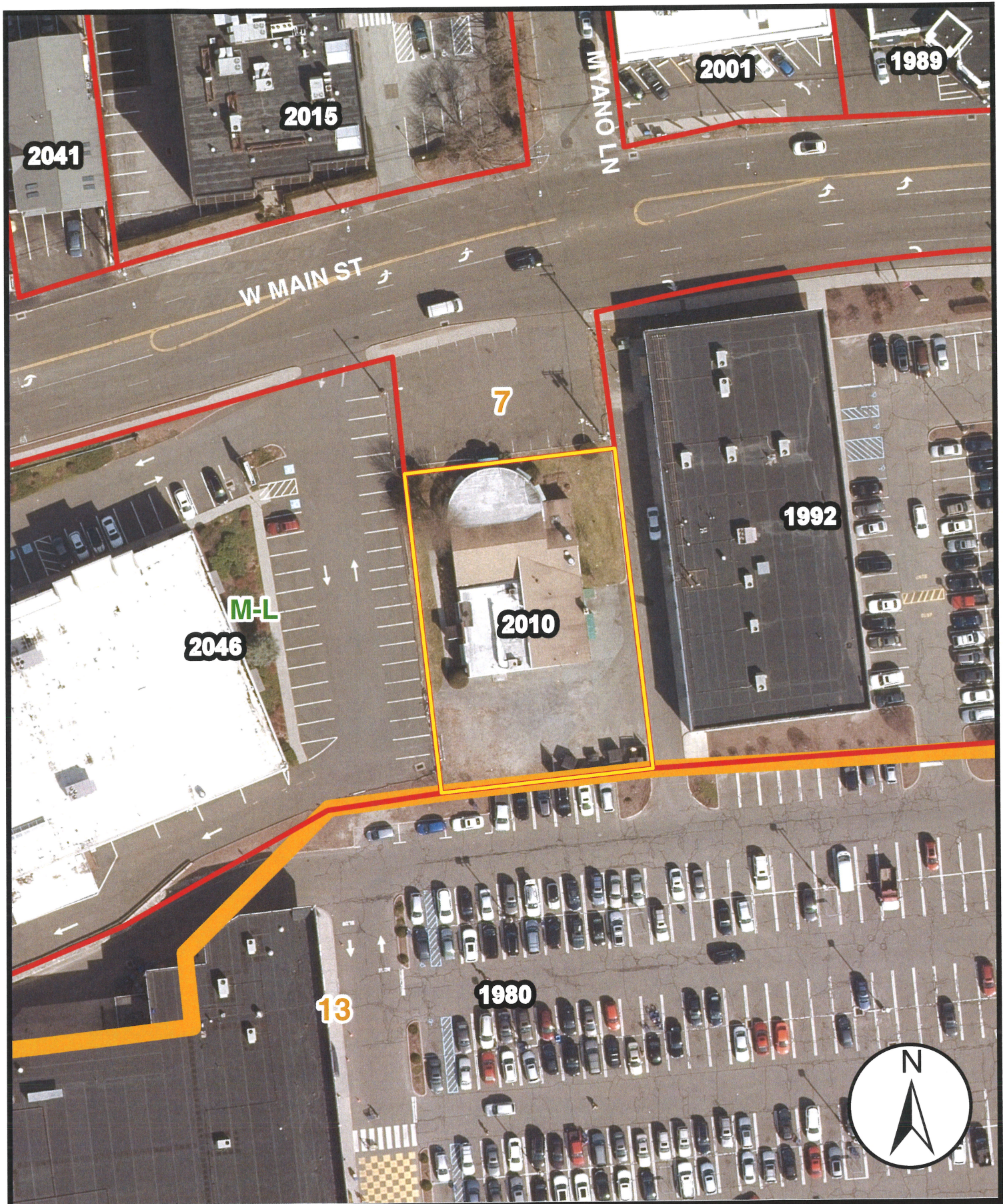
Is the project situated in the coastal boundary? Yes () No ()

Is the project exempt from the coastal regulation?
Yes () Exemption # _____ No () N/A ()

Environmental Protection: _____ Date: _____

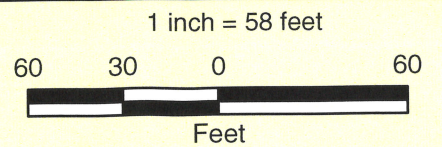
CAM Review by: _____ ZBA

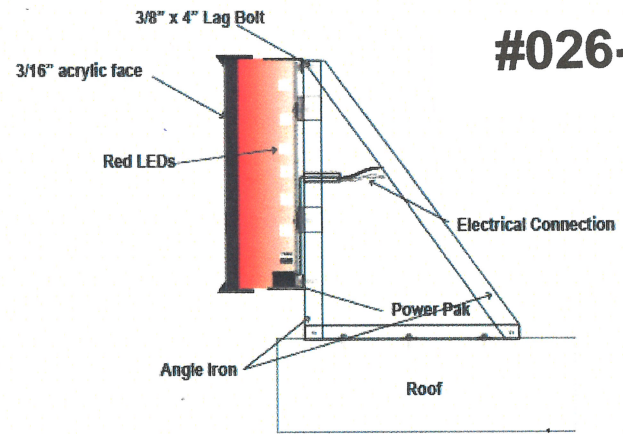
Zoning Board



ZBA Application #026-22
2010 West Main Street

Date: 8/5/2022





#026-22

Side View



This drawing is the exclusive property of J. Villano Sign Co. It is not to be reproduced or used in any fashion without our expressed permission.

CLIENT

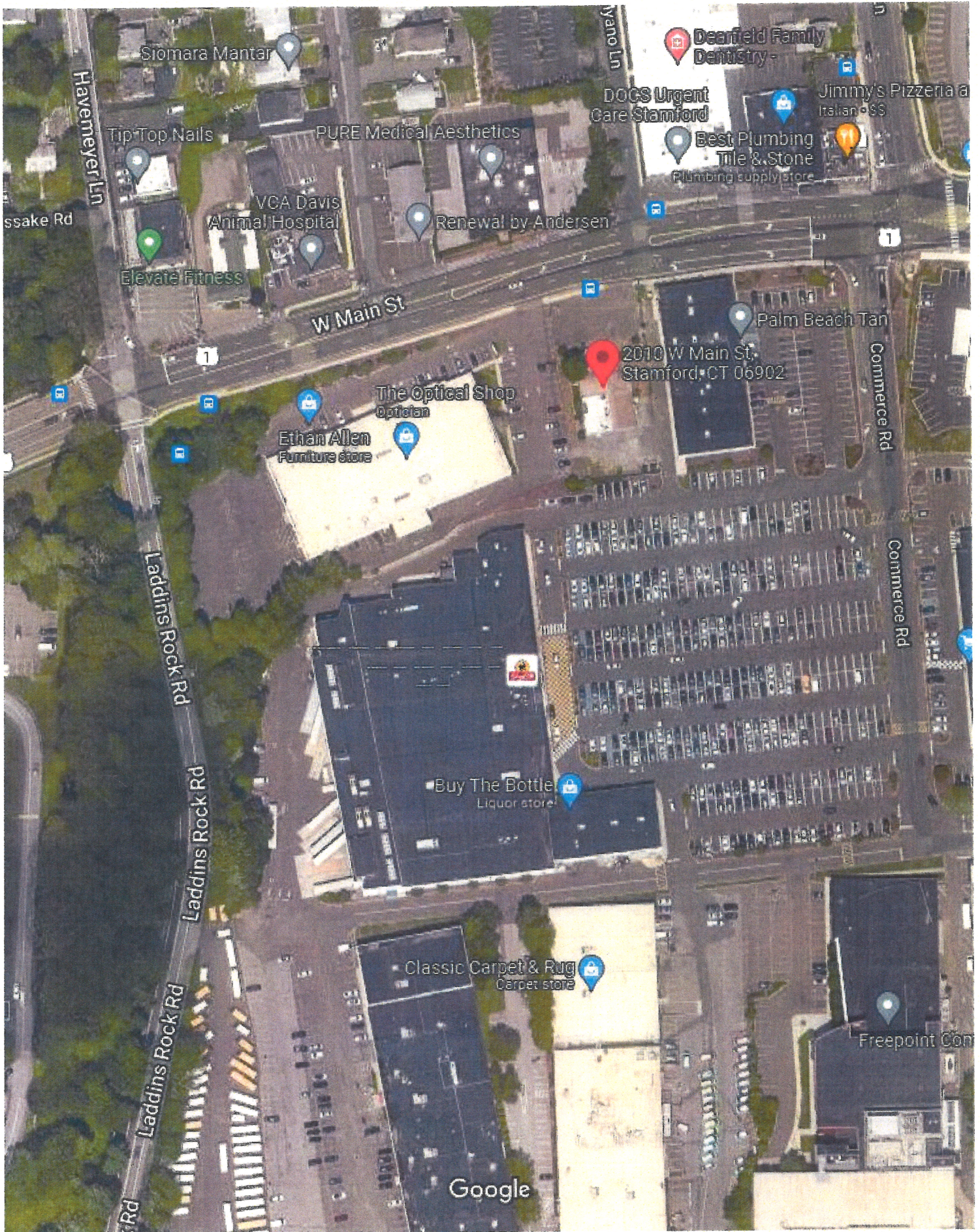
Riko's

DIMENSIONS

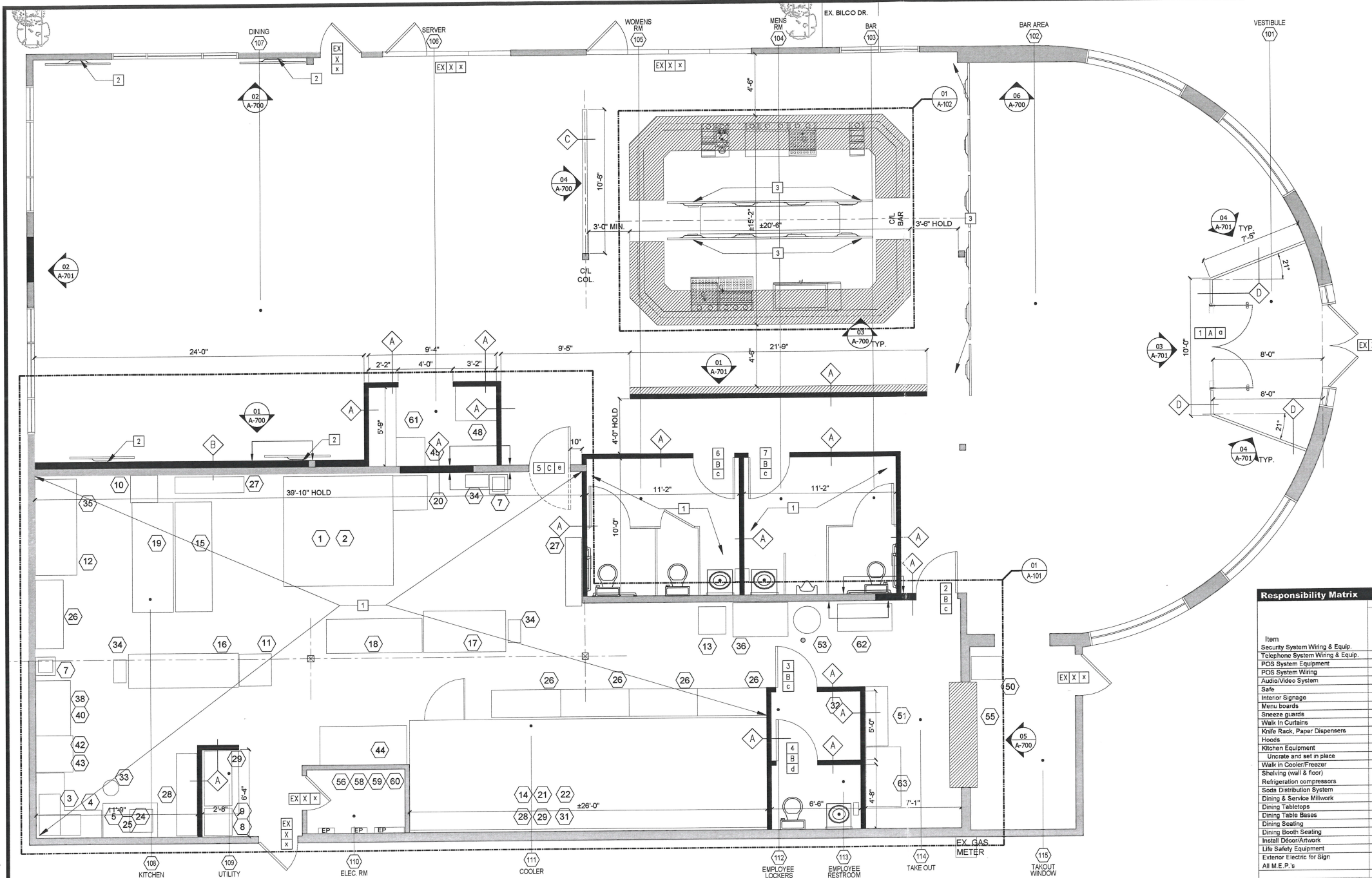
See Drawing

DATE

07/29/22



#026-22



- ### DOOR AND HARDWARE NOTES
- PROVIDE MINIMUM OF TWO (2) KEY PER LOCK SET LABELED BY DOOR & ROOM NUMBER. ALL HANDLES TO BE ANSI CODE APPROVED LEVER TYPE. ALL CORES LOCK & KEYS TO BE BY LANDLORD.
 - ALL HARDWARE FINISHES US26, U.O.N.
 - DOORS TO HAVE DOME STOPS - IVES FS436 WITH RISERS AS REQUIRED.
 - UNDERCUT DOORS 1" FOR CARPET.
 - TYPICAL DOOR CLEARANCES UNLESS OTHERWISE INDICATED BELOW:
 - UNLESS OTHERWISE NOTED, DOOR HANDLES TO BE SCHLAGE "AL" SERIES, ATHENS LEVER.
 - PAINTED WOOD DOOR FINISH IS TO MATCH SAMPLE APPROVED BY RIKO FRANCHISE. VENEER: COLOR: G.C. IS TO V.I.F.
 - ALL EXISTING DOORS TO REMAIN ARE TO BE MADE FULLY OPERABLE. G.C. IS TO V.I.F.

DOOR AND FRAME SCHEDULE

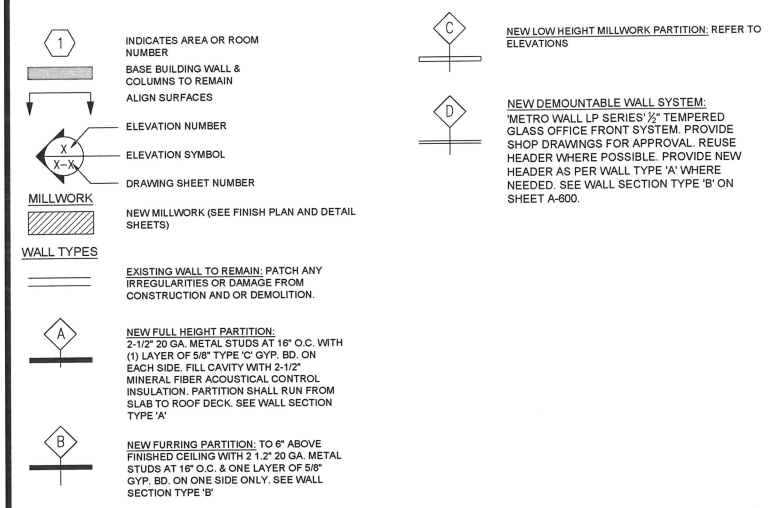
- A. NEW 3'-0"x8'-0" FRAMED GLASS DOOR BY WALL SYSTEM MANUFACTURER. REFER TO WALL SYSTEM ELEVATIONS FOR SPEC.
- B. NEW 3'-0"x7'-0"x1-3/4" SOLID CORE WOOD PAINT GRADE DOOR SET IN A 2" HOLLOW METAL FRAME.
- C. NEW 3'-0"x7'-0" DOUBLE SWING DOOR #SPD-30-AL-3884 BY CUTRON SERVICE PRO SERIES 30 FLOOR & HEADER MOUNT.
- R. RELOCATED DOOR & FRAME FROM DEMOLITION.
- X. EXISTING DOOR HARDWARE TO REMAIN.

HARDWARE SCHEDULE

- a. STANDARD HARDWARE PER WALL SYSTEM MANUFACTURER. SEE ELEVATIONS FOR MORE INFO.
- b. (1) STOREROOM LOCKSET - SCHLAGE-AL80 PD-JUP-626
(2) PAIR BUTT HINGES - STANLEY-FBB191x4 3/4 x 1/2
(1) SET SILENCERS - IVES - SR64/SR65
(1) FLOOR MOUNTED DOME STYLE DOOR STOP - IVES #436
(1) AUTOMATIC OVERHEAD CLOSER - DORMA 8600/ WITH HOLD OPEN MTD ON PULL SIDE.
- c. (1) PASSAGE LATCH SET - SCHLAGE-AL10S PD-JUP-626
(2) PAIR BUTT HINGES - STANLEY-FBB191x4 3/4 x 1/2
(1) SET SILENCERS - IVES - SR64/SR65
(1) FLOOR MOUNTED DOME STYLE DOOR STOP - IVES #436
- d. (1) PRIVACY FUNCTION LOCKSET - SCHLAGE-AL40S PD-JUP-626
(2) HINGES - STANLEY-FBB191x4 3/4 x 1/2
(1) SET SILENCERS - IVES - SR64/SR65
(1) FLOOR MOUNTED DOME STYLE DOOR STOP - IVES #436
(1) AUTOMATIC OVERHEAD CLOSER - DORMA 8600/ WITH HOLD OPEN MTD ON PULL SIDE.
- e. (1) SAVE T HINGE ASSEMBLY & BOTTOM PIN - INCLUDED IN DOOR ORDER
NOTE: PROVIDED ANY REQUIRED BLOCKING IN HEADER.
- f. (1) OFFICE ENTRY FUNCTION - SCHLAGE-AL50 PD-JUP-626
(2) PAIR BUTT HINGES - STANLEY-FBB191x4 3/4 x 1/2
(1) SET SILENCERS - IVES - SR64/SR65
(1) FLOOR MOUNTED DOME STYLE DOOR STOP - IVES #436
- g. (1) RIM EXIT DEVISE - VONDUPRIN 33A/35A SERIES #EL-33A-L-06-F-LBR-3-US26
(2) PAIR BUTT HINGES - STANLEY-FBB191x4 3/4 x 1/2
(1) SET SILENCERS - IVES - SR64/SR65
(1) FLOOR MOUNTED DOME STYLE DOOR STOP - IVES #436
(1) AUTOMATIC OVERHEAD CLOSER - DORMA 8600/ WITH HOLD OPEN MTD ON PULL SIDE.
- r. RELOCATED HARDWARE FROM DEMOLITION.
- x. EXISTING HARDWARE TO REMAIN.

Item	Owner		GC		KIT		N/A	Comment:
	Furnish	Install	Furnish	Install	Furnish	Install		
Security System Wiring & Equip.	X				X			
Telephone System Wiring & Equip.					X			
POS System Equipment	X	X						
POS System Wiring					X			
Audio/Video System	X				X			
Safe	X				X			
Interior Signage	X				X			
Menu boards	X				X			
Sneeze guards					X	X		
Walk In Curtains					X	X		
Knife Rack, Paper Dispensers					X	X		GC to connect
Hand					X	X		GC to connect
Kitchen Equipment					X	X		
Uncrate and set in place					X	X		GC to connect
Walk In Cooler/Freezer					X	X		GC provides blocking & back
Refrigeration compressors					X	X		GC provides elec. & lighting
Soda Distribution System	X				X	X		GC provides furring for con
Dining & Service Millwork					X	X		
Dining Tabletops	X				X	X		
Dining Table Bases	X				X	X		
Dining Seating	X				X	X		
Dining Booth Seating	X				X	X		
Install Decor/Artwork	X				X	X		
Life Safety Equipment					X	X		
Exterior Electric for Sign					X	X		GC provides for sign ven
All M.E.P.'s					X	X		

CONSTRUCTION LEGEND



CONSTRUCTION NOTES

- ALL DIMENSIONS ARE FROM FINISHED FACE TO FINISHED FACE UNLESS OTHERWISE NOTED.
- ALL CONTRACTORS AND SUBS ARE TO VISIT THE SITE & FORMULATE A WORK PLAN TO ACHIEVE HIGH QUALITY DESIGN STANDARDS PRIOR TO BIDDING JOB (i.e. TYPE OF DOORS, WOOD BASE, ETC.). ANY ADDITIONAL COSTS WILL BE CONTRACTOR'S RESPONSIBILITY TO ACHIEVE END RESULT OF WORK.
- CONTRACTOR IS RESPONSIBLE TO PRESENT A PRE-CONSTRUCTION PUNCH LIST TO BUILDING OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION. (WITH PHOTOS AS REQUIRED) ANY DAMAGES NOT LISTED WILL BE THE SOLE RESPONSIBILITY OF CONTRACTOR.
- GENERAL CONTRACTOR TO FURNISH & INSTALL ALL BLOCKING FOR ALL WALL MOUNTED ITEMS.
- CONTRACTOR TO FURR OUT EXIST'G PARTITIONS AS REQ'D WHERE NEW ELEC. WORK IS REQ'D @ CORE PARTITION OR TO MAKE EXISTING WALLS PLUMB, LEVEL & SMOOTH.
- PATCH GYPSUM BOARD PARTITIONS SMOOTH AT ALL REMOVALS.
- WHERE THE TERM "MIN." PRECEDES A DIMENSION & DIMENSION CANNOT BE ACHIEVED CONTACT MKDA PRIOR TO FABRICATION. GENERAL CONTRACTOR TO INSPECT AND VERIFY THAT ALL EXISTING DEMISING PARTITIONS COMPLY WITH CODE. IF EXISTING DEMISING PARTITIONS DO NOT COMPLY, CONTRACTOR TO UPGRADE TO MEET CURRENT CODES. ALL COSTS TO BE INCLUDED IN CONTRACTOR'S PROPOSAL.
- CONTRACTOR IS TO PROVIDE GREEN BD. AT ALL WET WALL LOCATIONS: PANTRY, WET COLUMNS AND ETC. & CEMENT BOARD IN @ SHOWER LOCATIONS.
- F & I SHEETS OF 3/4" THICK F.R. PLYWOOD (PAINTED) ON 2-1/2" F.R. WOOD STUDS FOR TEL. EOPT. IN IT RM LOCATIONS. FULL LENGTH OF THE WALL.
- PROVIDE WALL THICKNESS AS REQ'D FOR FULLY RECESSED ELEC. PANEL.
- PROVIDE WALL FURR OUT AS REQ'D FOR FULLY RECESSED PLUMBING, ELECTRICAL WIRING, CONDUITS & J-BOXES.
- G.C. IS TO PLASTER PATCH AND SKIM COAT ALL EXISTING WALLS AND COLUMNS AS REQUIRED TO PROVIDE A SMOOTH AND LEVEL SURFACE FOR NEW FINISH. G.C. IS TO LAMINATE WALL IF REQUIRED.
- CONTRACTOR IS TO FLASH PATCH EXISTING CONCRETE SLAB TO PROVIDE A SMOOTH CONTINUOUS LEVEL SURFACE. G.C. IS TO V.I.F. IF HEAVY FLOOR PATCHING IS REQUIRED PRIOR TO SUBMITTING BID.
- CONTRACTOR IS RESPONSIBLE FOR FIRESTOPPING ALL DEMISING WALL OR SLAB PENETRATIONS (NEW OR EXISTING) IN ORDER TO MAINTAIN FIRE RATINGS AS REQUIRED.
- G.C. TO FURNISH MATERIAL DATA APPLICATION SHEETS FOR ANY & ALL PRODUCTS OR ASSEMBLIES USED FOR FIRESTOPPING.
- CONTRACTOR IS TO PROVIDE ALL REQUIRED PLUMBING LINES & PIPING FOR NEW REFRIGERATOR, DISHWASHER, COFFEE MAKER, ICE MAKER & WATER COOLER AS REQUIRED PER MANUF. RECOMMENDATIONS.
- GENERAL CONTRACTOR WILL REMOVE ALL DEBRIS & BROOM SWEEP PREMISES AT THE END OF EACH WORK DAY.
- ALL EXISTING BUILDING CORE DOORS TO REMAIN SHALL RECEIVE NEW HARDWARE TO MATCH NEW FINISHES. STRIP & REPLACE PAINT FINISH.
- DOORS, FRAMES & HARDWARE WITHIN UL RATED PARTITIONS SHALL CARRY THE NECESSARY APPROPRIATE LABEL i.e. 3/4"HR @ 1HR PARTITION.
- ARCHITECT SHALL APPROVE THE COMPLETE PARTITION LAYOUT (FLOOR TRACKS ONLY) BEFORE CONSTRUCTION MAY CONTINUE.
- GENERAL CONTRACTOR TO PATCH/REPAIR ANY CRACKS, DEVIATIONS, DIVOTS & ROUGH SURFACES ON SLAB.
- GENERAL CONTRACTOR TO FURNISH ALL ROUGH PLUMBING & FINAL HOOK-UPS FOR ALL PANTRY FIXTURES, DRINKING FOUNTAINS, LAVATORIES & WATER CLOSETS.
- GENERAL CONTRACTOR SHALL PROVIDE ANY ACCESS PANELS. IF REQUIRED FOR ELECTRICAL, MECHANICAL, PLUMBING AND/OR DRAINAGE PIPES. LOCATION(S) AND SIZE(S) TO BE APPROVED BY THE ARCHITECT & ENGINEER PRIOR TO INSTALLATION.
- LANDLORD TO REPLACE CRACKED OR BROKEN WINDOW GLASS & TO ENSURE WINDOWS ARE CLEAN INSIDE & OUT UPON MOVE IN BY TENANT.
- WHERE NEW GYPSUM BOARD PARTITIONS ABUT EXISTING COLUMNS, CARRY GYPSUM BOARD OVER THE FACE OF THE COLUMN.
- ALL COLUMN FACES TO BE FINISHED SMOOTH TO RECEIVE PAINT, U.O.N.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR TAPING & SPACKLING OF NEW GYPSUM BOARD INSTALLED, AS WELL AS PATCHING & REPAIRING ALL WALLS, CEILINGS & COLUMNS TO REMAIN AS EXISTING. U.O.N. NOTE: NEW CUT-OUTS FOR ELECTRICAL DEVICES MUST BE PROPERLY TAPED AND/OR SPACKLED TO INSURE COMPLETE COVERAGE OF OPENINGS BY DEVICE PLATES.
- UNLESS OTHERWISE NOTED, PROVIDE 14ga SHEET METAL "FLAT STOCK" BLOCKING WITHIN PARTITION FOR ANYWHERE BLOCKING IS REQUIRED. (2) TWO BANDS FULL WIDTH, HEIGHTS AND LOCATIONS PER PLANS AND ELEVATIONS.
- PROVIDE MIN. 4" THICK MINERAL FIBER ACUSTICAL CONTROL INSULATION BARRIER AT ALL PARTITION & PERIMETER CONVECTOR COVER INTERSECTIONS. INSULATION SHALL FILL ENTIRE CAVITY OF COVER & BE PACKED SECURELY.

#026-22



ARCHITECT OF RECORD: JL ARCHITECT
JULIA LINDH, RA
SHIPMAN LANDING
208 HARBOR DRIVE, SUITE 208
STAMFORD, CT 06902

PROJECT: Riko's Pizza
2010 W Main St
Stamford, CT

NORTH ARROW
DRAWING TITLE: CONSTRUCTION PLAN

SEAL & SIGNATURE: [Signature]
WORKING DWG. BY: LB
DRAWING SCALE: 1/4"=1'-0"
DRAWING NUMBER: A-100

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