

**MAYOR**  
CAROLINE SIMMONS

**LAND USE BUREAU CHIEF**  
RALPH BLESSING



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

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

**Chair**  
Joseph Pigott

**Board Administrator**  
Mary Judge

**RECEIVED**

**AUG 5 2022**

**PLANNING BOARD**

**DATE:** August 5, 2022  
**TO:** Planning Board ✓  
F.Petise, Transportation  
R. Clausi, Environmental Protection Board  
S. Kisken, Engineering  
**FROM:** Zoning Board of Appeals  
**RE:** Referrals

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

<b>#022-22</b>	<b>63 &amp; 69 Oaklawn Avenue</b>
<b>#023-22</b>	<b>18 Lincoln Avenue</b>
<b>#024-22</b>	<b>130 Lenox Avenue</b>
<b>#025-22</b>	<b>15 Deepwood Road</b>
<b>#026-22</b>	<b>2010 West Main Street</b>

**Please respond by September 6, 2022.**

**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](mailto: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:**

63 & 69 Oaklawn Avenue 06905  
street zip code

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

Block: 352 Zone: R-7.5 Sewered Property  yes  no

Is the structure 50 years or older  yes  No

Corner Lots Only: Intersecting Street: \_\_\_\_\_  
Within 500 feet of another municipality: No  Yes  Town of \_\_\_\_\_

**3. Owner of Property:** Young Israel of Stamford Inc.

**Address of Owner:** 69 Oaklawn Avenue Zip 06905

**Applicant Name:** same

**Address of Applicant** same Zip \_\_\_\_\_

**Agent Name:** Raymond Mazzeo - Redniss & Mead, Inc.

**Address of Agent:** 22 First Street, Stamford, CT 06905 Zip 06905

**EMAIL ADDRESS:** r.mazzeo@rednissmead.com  
(Must be provided to receive comments from letters of referral)

Telephone # of Agent 203-327-0500 Telephone # of Owner \_\_\_\_\_

(CONTACT IS MADE WITH AGENT, IF ONE)

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

69 Oaklawn - Existing synagogue building and associated parking and driveways.

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63 Oaklawn - Existing single-family home with detached garage and shed with associated driveway.

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

Proposed is a consolidation of the two properties, demolition of existing structures and construction of a new synagogue with associated parking, driveways, walkways, and landscaping.

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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):

See attached pages.

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**DO NOT WRITE ON BACK OF PAGE**

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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:

See attached pages.

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

See attached pages.

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

See attached pages.

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**SPECIAL PERMIT**

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

Appendix A, Table 1, Use #11;  
and Section 19.C

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

Provide details of what is being sought:

Applicant is requesting to build a new Religious Institution, with associated parking, drives, and landscaping. The existing properties contain the applicant's existing synagogue building (69 Oaklawn) and a single-family home with detached garage and shed structures (63 Oaklawn) also owned by the applicant, all in the R-7.5 zone. With roughly 90% of the congregation members living within 1 mile of the property, the proposed synagogue will continue to serve the surrounding community.

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**MOTOR VEHICLE APPLICATIONS**

(Complete this section only for Motor Vehicle/Service Dealers Applications) Provide details of what is being sought.

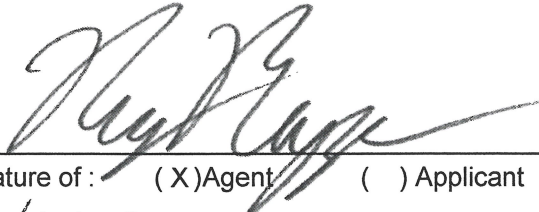
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**SIGNATURE REQUIRED FOR ALL APPLICATONS**



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Signature of :     Agent     Applicant     Owner

Date Filed: 7/20/2022

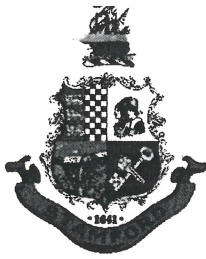
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Zoning Enforcement Officer Comments:

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**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:



**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 ONE WEEK PRIOR TO THE APPLICATION DEADLINE.**

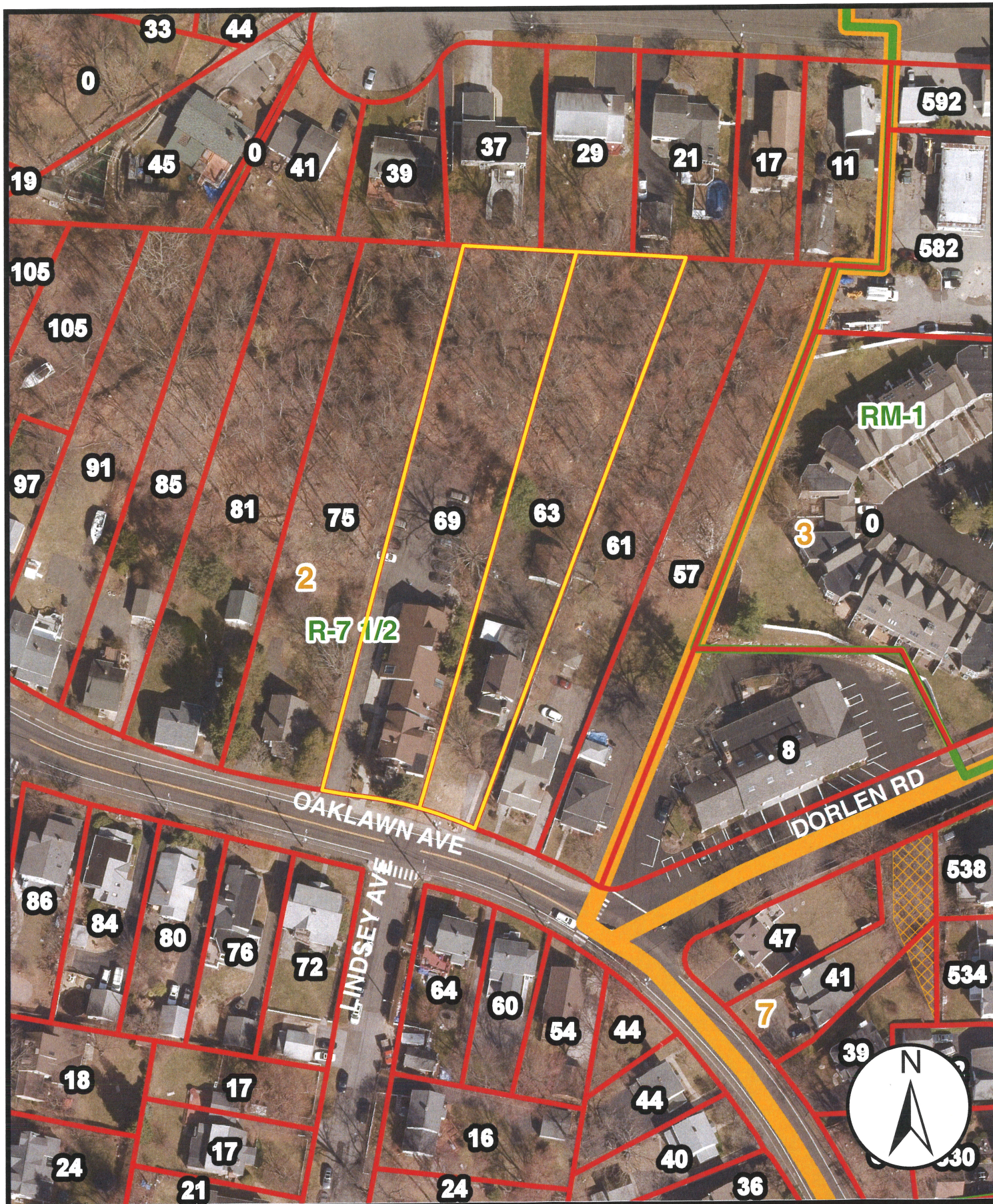
Zoning Enforcement: Frank Cost Date: 7/20/2022

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: \_\_\_\_\_

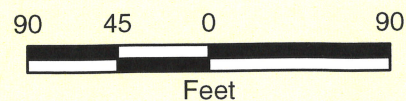
CAM Review by: \_\_\_\_\_ ZBA \_\_\_\_\_  
 Zoning Board



**ZBA Application #022-22**  
**63 & 69 Oaklawn Avenue**

Date: 8/5/2022

1 inch = 92 feet



7/19/2022

**63 & 69 Oaklawn Avenue  
Variance & Special Permit Application****#022-22****Expanded Application Request Details****Variance(s) of the following section(s) of the Zoning Regulations is requested:**

- **19.C.2.e(4)** – Side yard setbacks of 21.9’ and 29.8’ in lieu of 40’ required.
- **19.C.2.e(5)** – Side yard buffer of 1.5’ and 2.2’ in lieu of 10’ required.
- **19.C.2.e(5)** – Building perimeter buffer.
- **12.C.1.a (Table 12.5)** – minimum distance of surface Parking Area from Interior Lot Line of 2’ in lieu of 5’ required.
- **12.C.1.b (Table 12.6)** – to permit Parking Areas (a) in Front Yard between the Building Lines, (b) in Front Yard outside the Building Lines, and (c) in Side Yards.
- **12.D.4** – to permit 17 onsite parking spaces in lieu of 69 required.
- **12.J.3 (Table 12.10)** – (a) zero (0) Class A Bicycle Parking spaces in lieu of 4 required and (b) zero (0) Class B Bicycle Parking spaces in lieu of 17 required.
- **12.K.2** – sidewalk width of 5’ (existing) in lieu of 10’ required.
- **12.L.2 (Table 12.14)** – zero (0) Electric Vehicle Parking Spaces in lieu of 3 required.

**A. Describe the unusual hardship in being unable to carry out the strict letter of the Zoning Regulations:****Setbacks & Buffers**

The properties are unusually narrow in width and long in depth, making it difficult to fit the permitted building area within the increased side yard setbacks required for Special Permit uses. The property is also encumbered by significant wetlands. Regulated areas occupy nearly 60% of the site, severely limiting the buildable areas.

**Number and Location of Parking Spaces**

The shape of the property and significant presence of regulated areas severely limits the ability for onsite parking spaces.

Additionally, the new Parking Regulations, which include several new and increased standards and limitations for parking spaces, only recently became effective after the proposed plans were submitted for EPB approval.



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

Setbacks and Buffers

The proposed plans meet and exceed the base setback standards for the underlying residential zone, and only require relief of some of the increased standards for Special Permit uses. The building is also within the limitations of permitted height, coverage, and floor area. The location of the proposed building is actually further from easterly neighbor than the existing building, and no closer to the westerly neighbor than the current building. Landscape buffers are reduced to meet the minimum requirements for parking spaces and driveway widths required by the Fire Department for emergency vehicle access and maneuvering.

Number and Location of Parking Spaces

The proposed plan provides the maximum number of spaces possible given the constraints of setbacks, buffers, and regulated areas as well as the needs of the congregation.

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

Setbacks and Buffers

The proposed building is situated toward the rear of neighboring homes, such that the side yards of the homes are generally not impacted by the new building. The proposed building meets the base height, building coverage, and setbacks for the underlying R-7½ Zone; so it will not be out of scale or character with the surrounding neighborhood. Fencing and evergreen screening is proposed along the shared property lines with neighbors. The size, scale and location of the proposed building is compatible with the neighborhood and the R-7½ Zone.

Number and Location of Parking Spaces

The congregation's Jewish faith prohibits driving and/or use of bicycles on holy days – thereby minimizing or eliminating the need for parking and bicycle spaces when the site is being heavily used. Approximately 90% of the congregation lives within roughly one mile from the property so they can walk to service. The provided onsite spaces are more than enough to accommodate the regular use of the property without any burden to the surrounding neighborhood.

The existing sidewalk aligns with the rest of the neighborhood – where implementing the new sidewalk standard along the site frontage would actually create a disjointed and potentially dangerous situation for pedestrians and the general public – and would further limit the front landscaping buffer. The sidewalk condition was reviewed with Transportation Traffic & Parking Dept. staff.

**63 & 69 Oaklawn Ave**  
**Zoning Data Chart**

	Required/ Allowed	Proposed	Notes
<b>Zoning District</b>	R - 7 1/2		No Change;
<b>Min Lot Area</b>	15,000 SF	67,752 1.56	§19.C.2.e.1: Requires twice the min lot area (7,500 x 2); Assumes consolidation of 63 and 69 Oaklawn Ave;
<b>Min Frontage</b>	60'	129'±	Assumes consolidation of 63 and 69 Oaklawn Ave;
<b>Max Floor Area Ratio (FAR)</b>	16,938 0.25	16,800 0.25	§19.C.2.e.2
<b>Max Building Coverage</b>	16,938 25%	14,826 22%	Appendix B, Table III
<b>Max Impervious Coverage</b>	40,651 60%	31,798 47%	§19.C.2.e.3
<b>Max Building Stories</b>	2.5	2	Appendix B, Table III
<b>Max Building Height</b>	30'	30'	Appendix B, Table III
<b>Min Building Setbacks</b>			
<b>Front</b>	48'	49'	§19.C.2.e.4 (76-40 = 36 * 1/2 = 18 + 30 = 48); max 60'
<b>Side (east)</b>	40'	21.9'	Variance requested;
<b>Side (west)</b>	40'	29.8'	§19.C.2.e.4 (156-40 = 116 * 1/2 = 58 + 6 = 66); max 40'
<b>Rear</b>	30'	199'±	Appendix B, Table III
<b>Min Landscape Buffers</b>			
<b>Building Perimeter</b>	Min 75% @ 10'	n/a	Variance requested: §19.C.2.e.5
<b>Front</b>	15'	15'	§19.C.2.e.5 (50% of Front Setback of underlying zone)
<b>Side</b>	10'	1.5'	Variance requested: §19.C.2.e.5
<b>Rear</b>	10'	175'±	Variance requested: §19.C.2.e.5

**Parking Requirements**


	Required	Proposed	Notes
1 space per 4 Seats (275 in Sanctuary)	69	17	Variance requested: §12.D.4

#022-22



**AERIAL EXHIBIT**  
**63 & 69 OAKLAWN AVE**  
**STAMFORD, CT**

**#022-22**



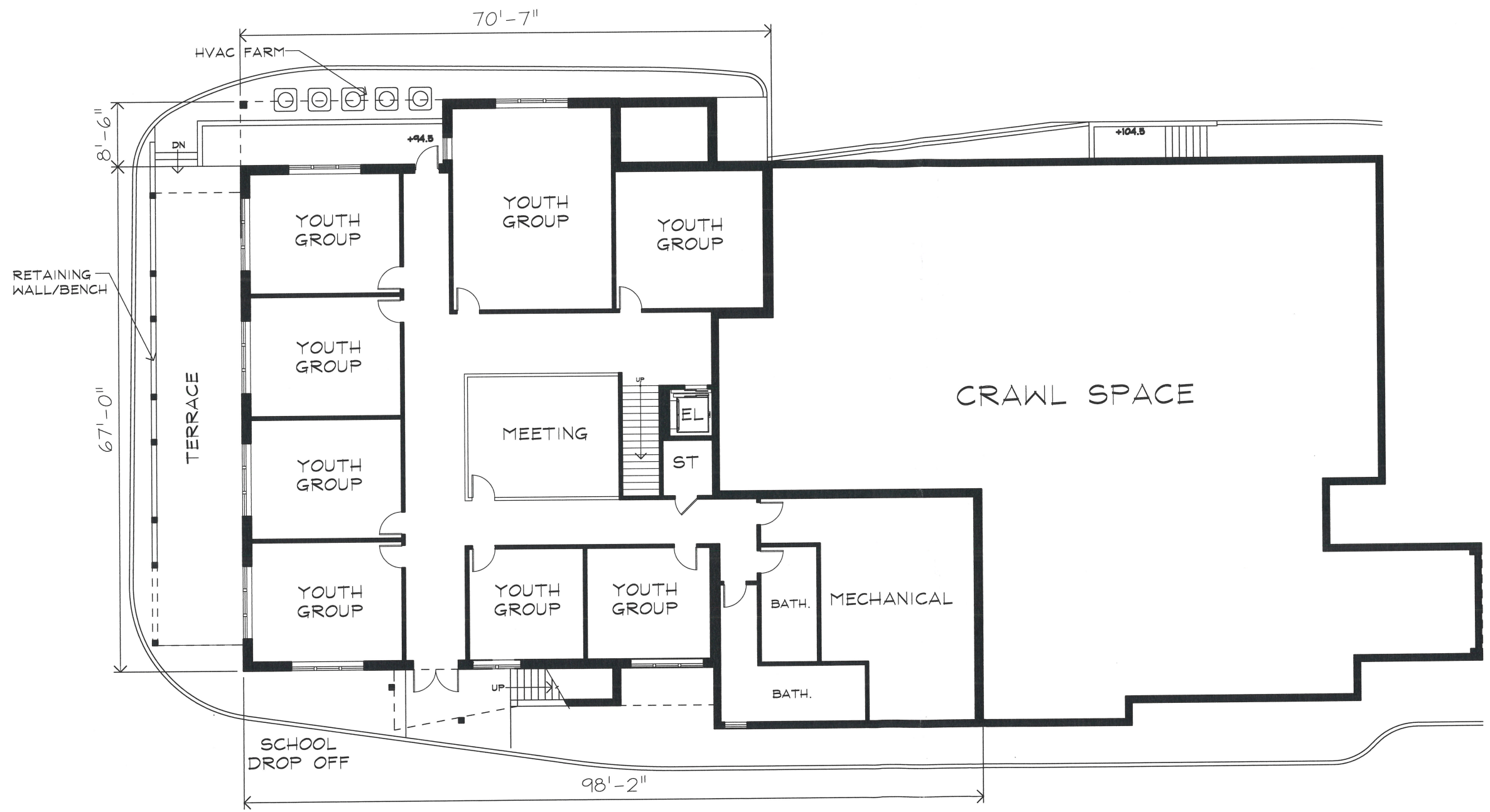
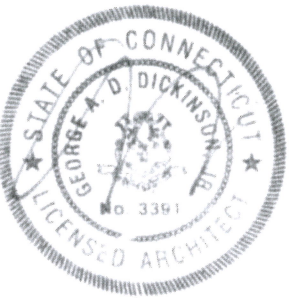
**REDNISS  
& MEAD**

LAND SURVEYING  
 CIVIL ENGINEERING  
 PLANNING & ZONING CONSULTING  
 PERMITTING

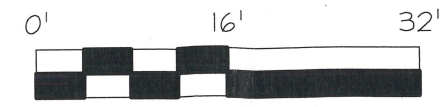
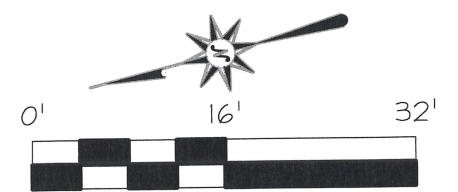
22 First Street | Stamford, CT 06905  
 Tel: 203.327.0500 | Fax: 203.357.1118  
 www.rednissmead.com

COMM. NO:	DATE
10106	7/20/2022
	SCALE
	N.T.S.

THE BUILDING DEPICTED REFLECTS THE MAXIMUM REQUESTED COVERAGE AND ENVELOPE. THERE MAY BE REDUCTIONS IN COVERAGE AND BUILDING ENVELOPE WHEN BUILT.



#022-22



F.A.R. CALCULATION		FLOOR AREA	
LOT SIZE:	67,752 S.F.	LOWER:	5,604.2 S.F.
FLOOR AREA ALLOWED: 25%		1ST:	11,195.8 S.F.
TOTAL ALLOWED:	16,938 S.F.	TOTAL:	16,800.0 S.F.

**Young Israel of Stamford**  
69 OAKLAWN AVENUE  
STAMFORD, CT 06905

**PROPOSED LOWER LEVEL PLAN**

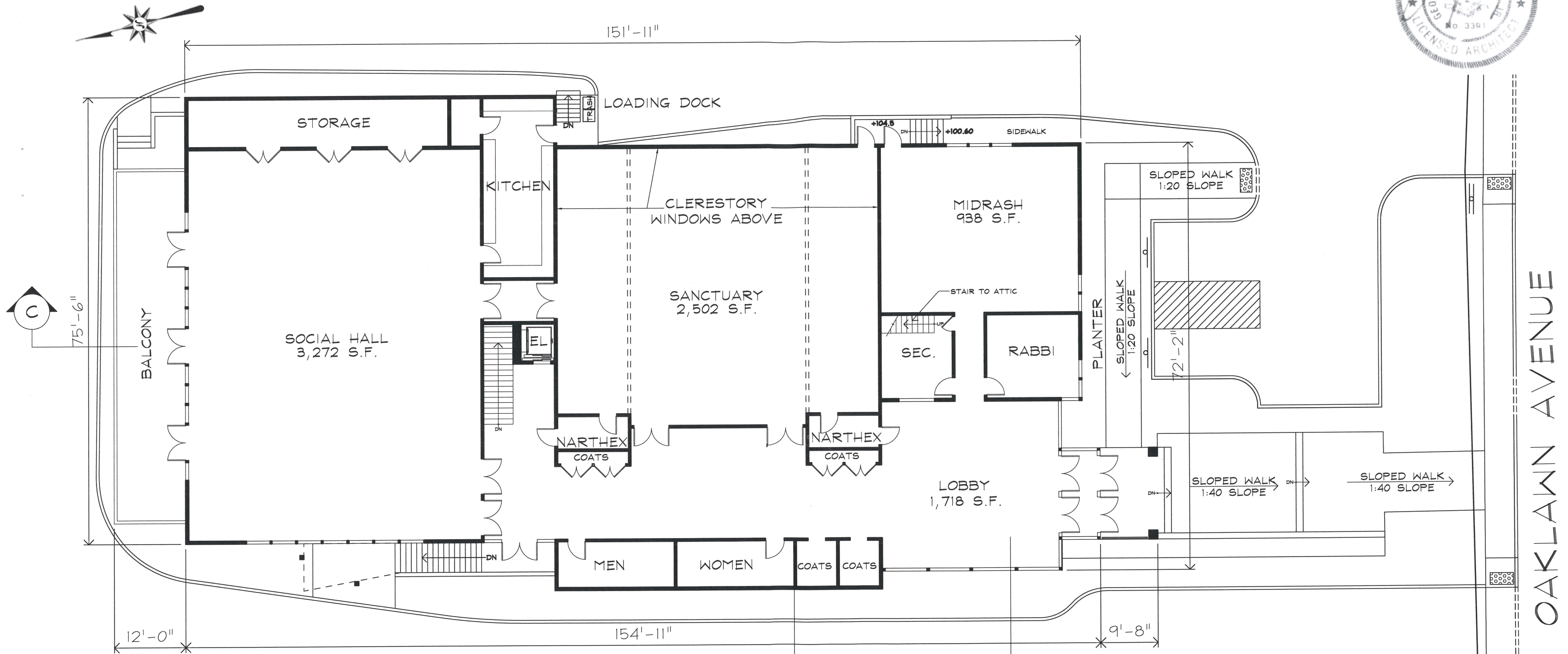
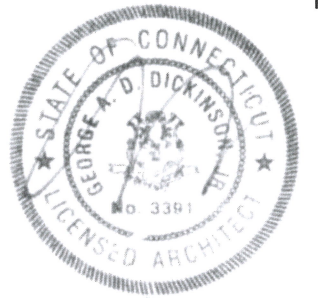
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DUO DICKINSON  
architect  
94 Bradley Road  
Madison, Connecticut  
06443-2644  
USA  
203-245-0405  
FAX: 203-245-0803

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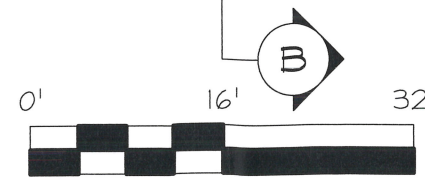
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THE BUILDING DEPICTED REFLECTS THE MAXIMUM REQUESTED COVERAGE AND ENVELOPE. THERE MAY BE REDUCTIONS IN COVERAGE AND BUILDING ENVELOPE WHEN BUILT.



F.A.R. CALCULATION	
LOT SIZE:	67,752 S.F.
FLOOR AREA ALLOWED: 25%	
TOTAL ALLOWED:	16,938 S.F.

FLOOR AREA	
LOWER:	5,604.2 S.F.
1ST:	11,195.8 S.F.
TOTAL:	16,800.0 S.F.



# Young Israel of Stamford

69 OAKLAWN AVENUE  
STAMFORD, CT 06905

## PROPOSED FIRST FLOOR PLAN

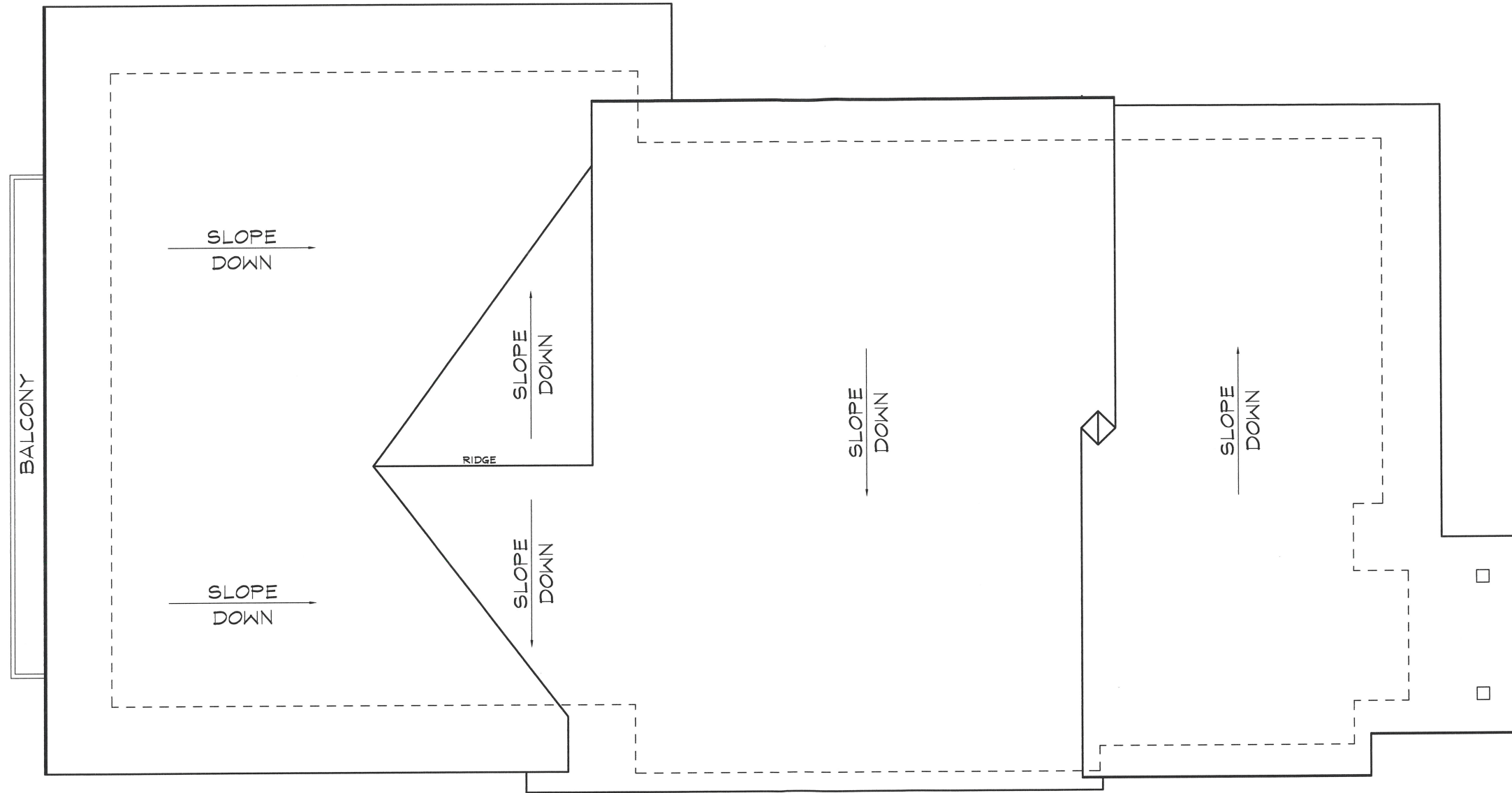
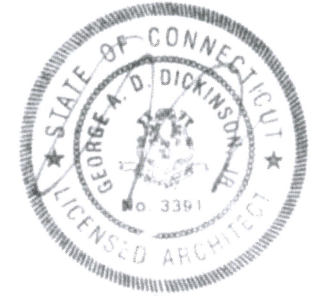
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**DUO DICKINSON**  
architect  
94 Bradley Road  
Madison, Connecticut  
06443-2644  
USA  
203-245-0405

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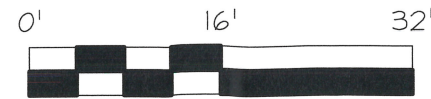
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THE BUILDING DEPICTED REFLECTS THE MAXIMUM REQUESTED COVERAGE AND ENVELOPE. THERE MAY BE REDUCTIONS IN COVERAGE AND BUILDING ENVELOPE WHEN BUILT.



**F.A.R. CALCULATION**  
 LOT SIZE: 67,752 S.F.  
 FLOOR AREA ALLOWED: 25%  
 TOTAL ALLOWED: 16,938 S.F.

**FLOOR AREA**  
 LOWER: 5,604.2 S.F.  
 1ST: 11,195.8 S.F.  
 TOTAL: 16,800.0 S.F.



# Young Israel of Stamford

69 OAKLAWN AVENUE  
 STAMFORD, CT 06905

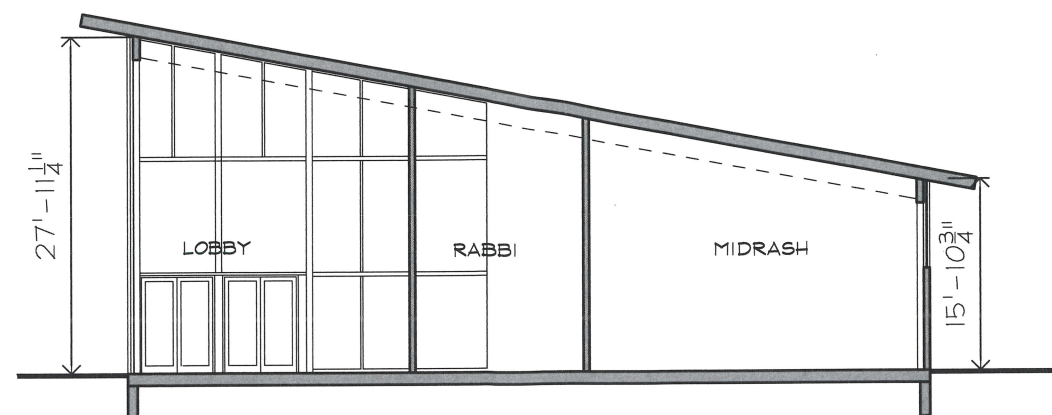
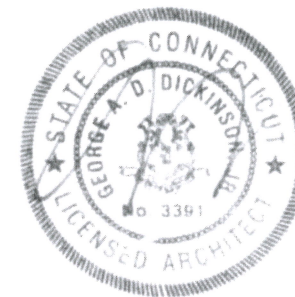
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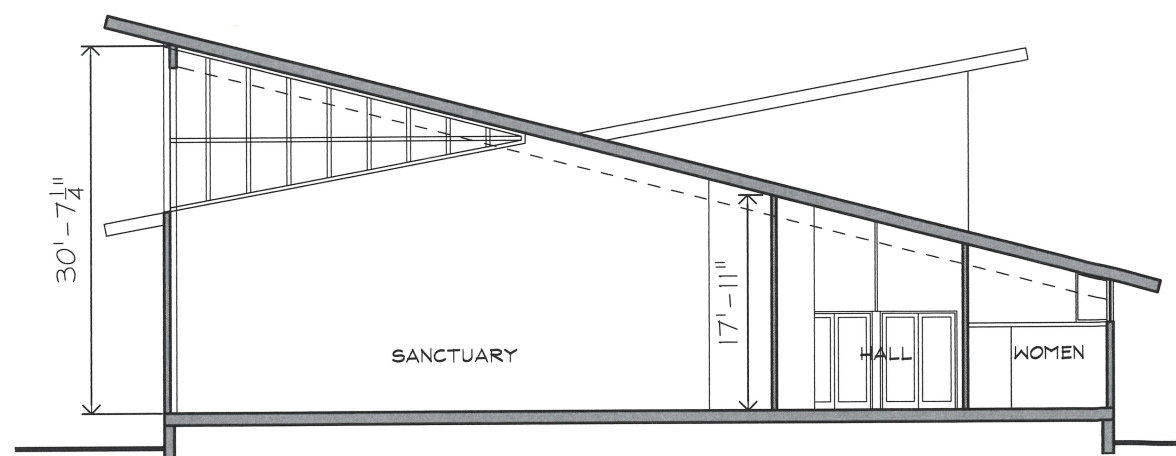
**DUO DICKINSON**  
 architect  
 94 Bradley Road  
 Madison, Connecticut  
 06443-2644  
 USA  
 203.245.0405

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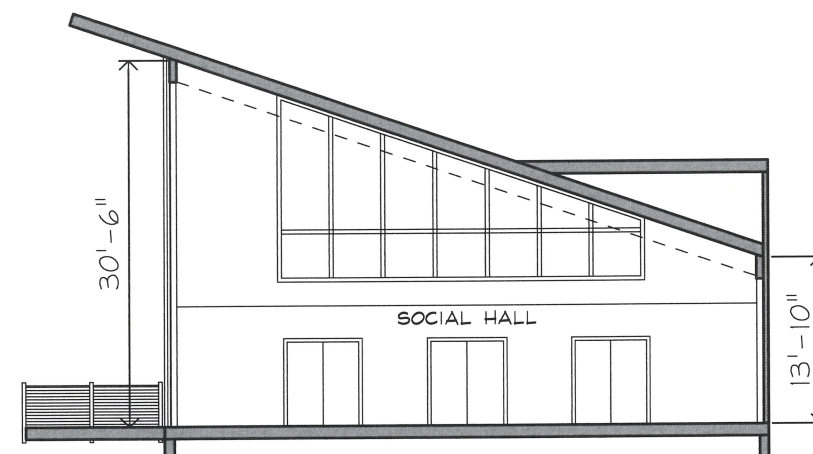
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SECTION A



SECTION B



SECTION C

**Young Israel of Stamford**

69 OAKLAWN AVENUE  
STAMFORD, CT 06905

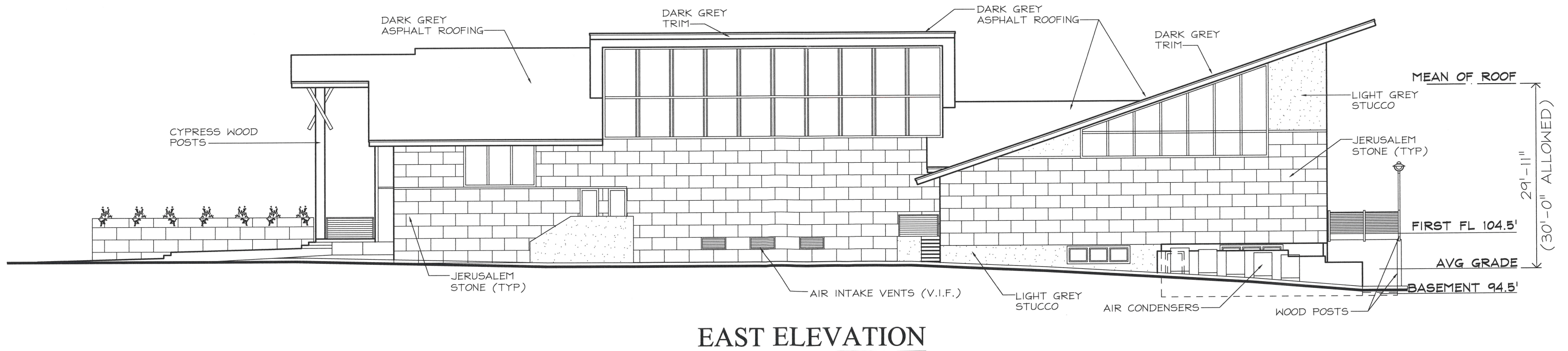
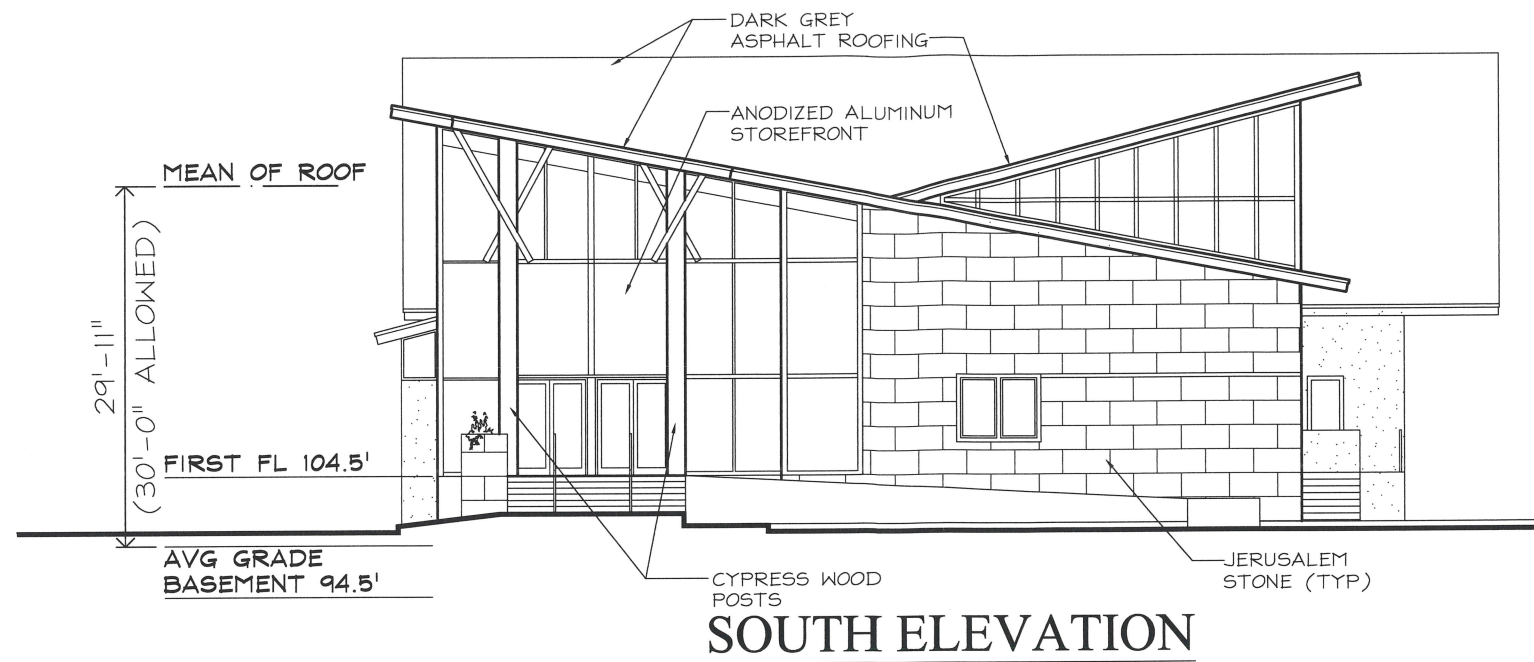
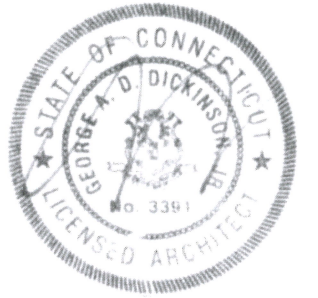
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DVO DICKINSON  
architect  
94 Bradley Road  
Madison, Connecticut  
06443-2644  
USA  
203-245-0405  
203-245-8893

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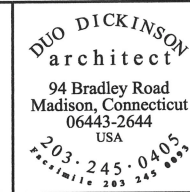


**Young Israel of Stamford**

69 OAKLAWN AVENUE  
STAMFORD, CT 06905

**PROPOSED EXTERIOR ELEVATIONS**

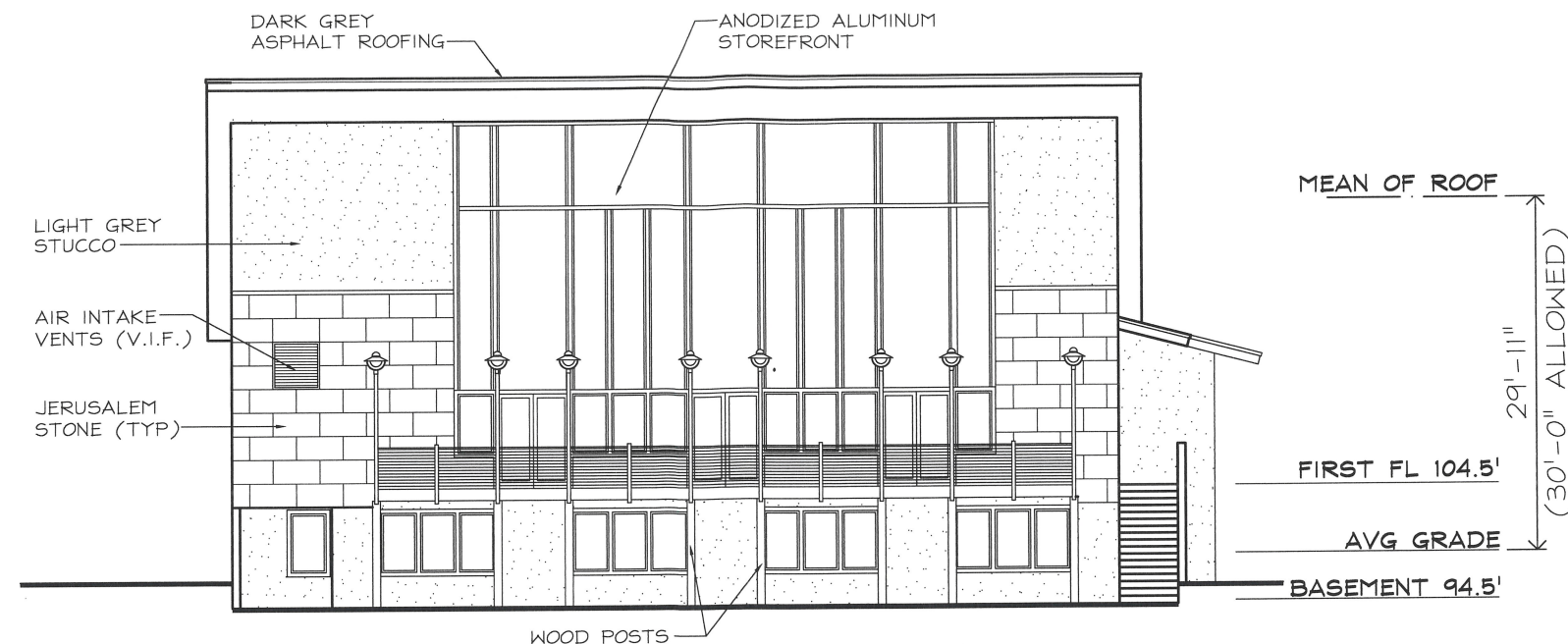
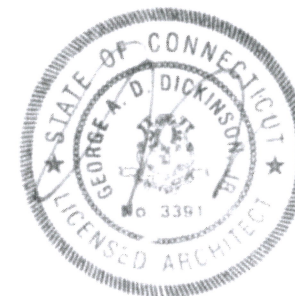
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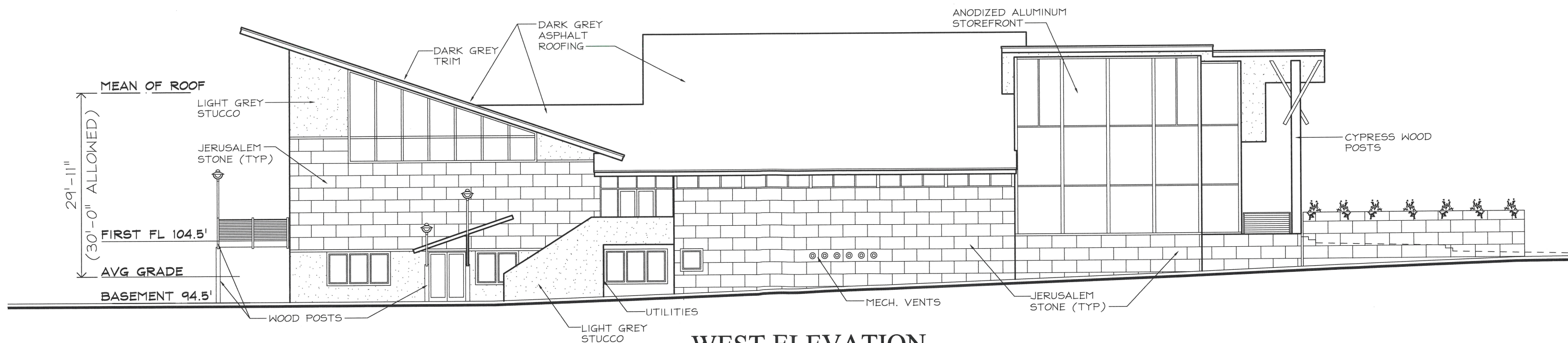
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07.19.22  
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**NORTH ELEVATION**



**WEST ELEVATION**

**Young Israel of Stamford**

69 OAKLAWN AVENUE  
STAMFORD, CT 06905

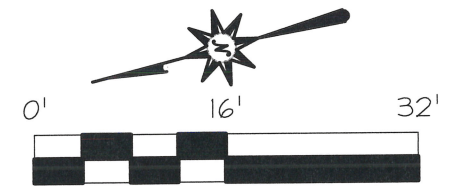
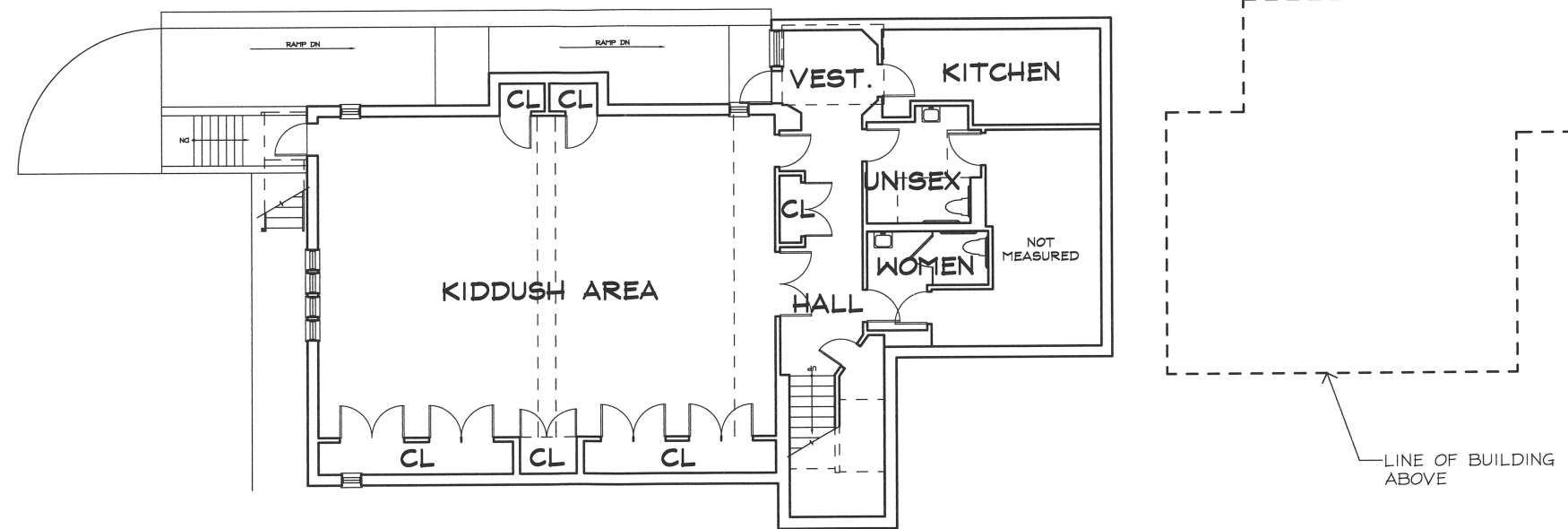
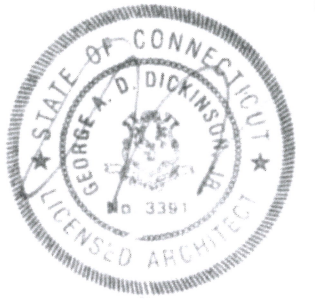
**PROPOSED EXTERIOR ELEVATIONS**

FILENAME: YOUNG ISRAEL SYNAGOGUE\_071922.DWG

DUO DICKINSON  
architect  
94 Bradley Road  
Madison, Connecticut  
06443-2644  
USA  
203-245-0405  
203-245-0405

SCALE:  
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DRAWING RELEASE DATE:  
07.19.22  
BID SET DATE:  
CONTRACT SET DATE:

**A5.1**



# Young Israel of Stamford

69 OAKLAWN AVENUE  
STAMFORD, CT 06905

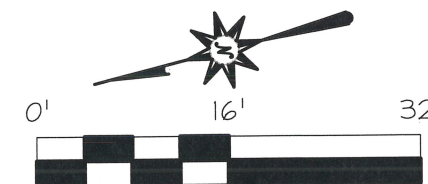
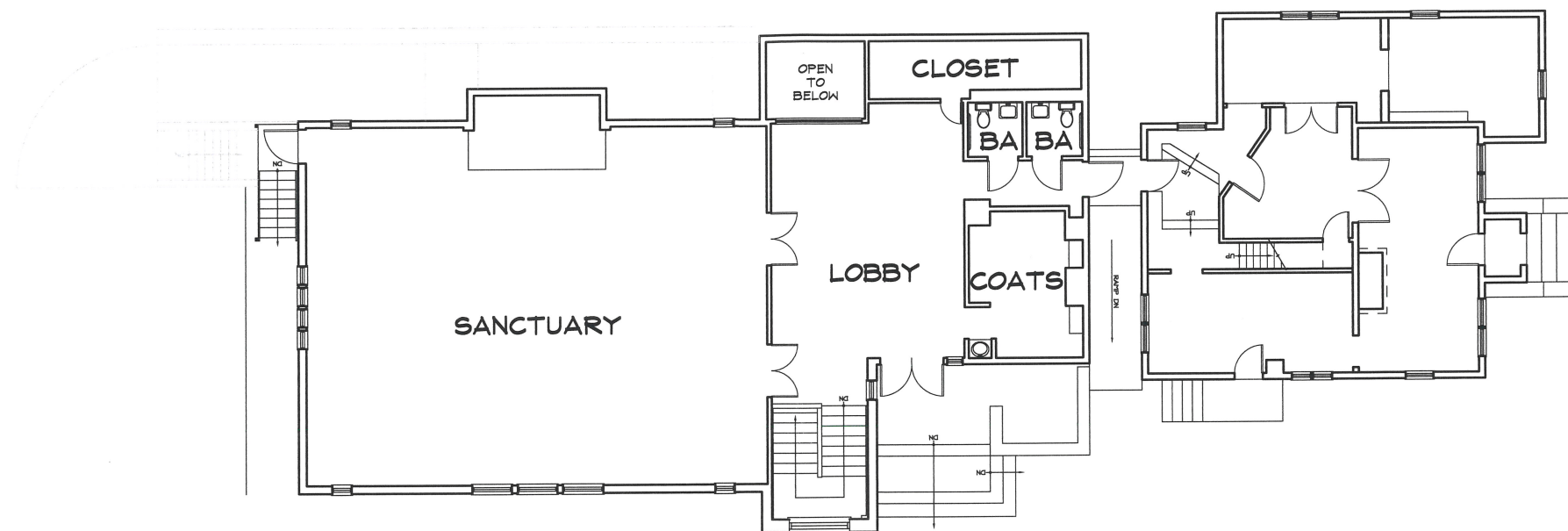
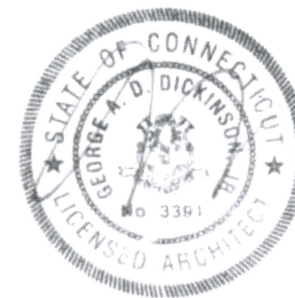
## EXISTING LOWER LEVEL PLAN

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DUO DICKINSON  
architect  
94 Bradley Road  
Madison, Connecticut  
06443-2644  
USA  
203.245.0405

SCALE:  
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DRAWING RELEASE DATE:  
07.14.21  
BID SET DATE:  
CONTRACT SET DATE:

# X2.0



# Young Israel of Stamford

69 OAKLAWN AVENUE  
STAMFORD, CT 06905

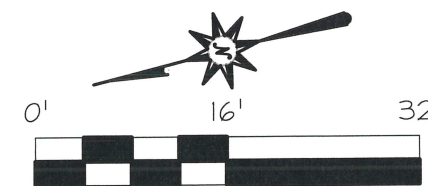
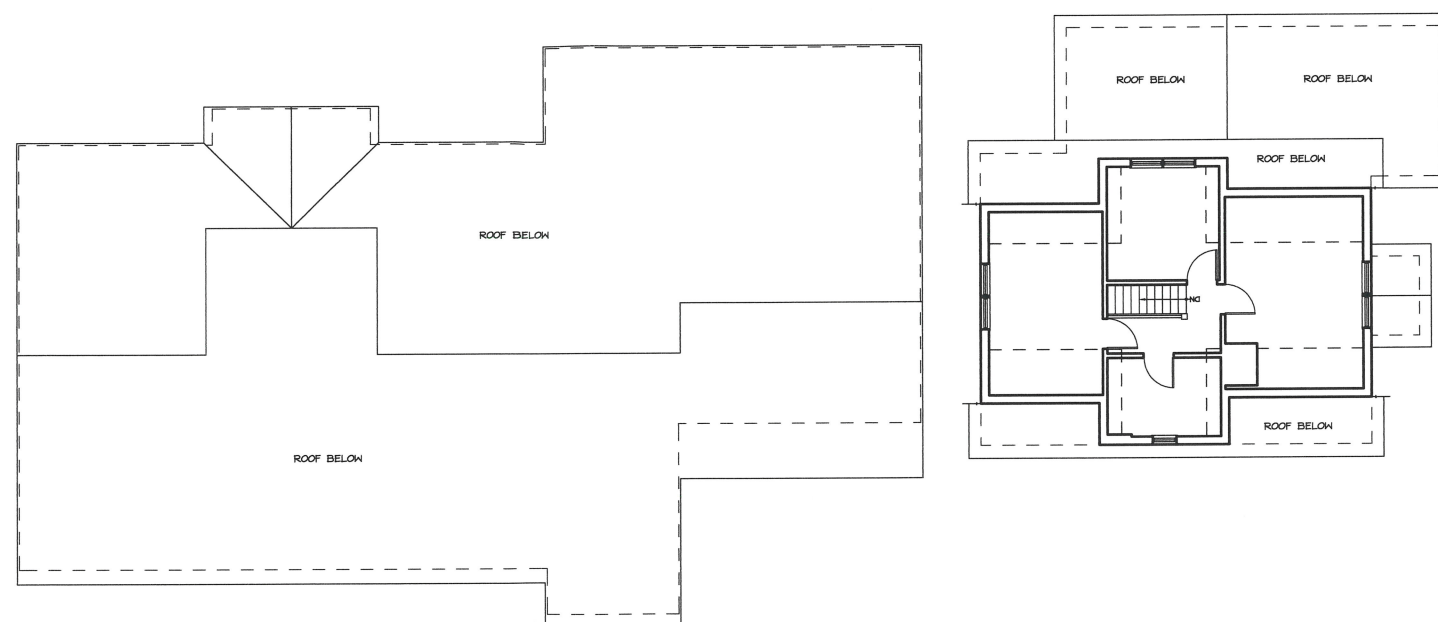
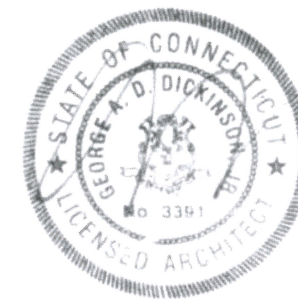
## EXISTING FIRST FLOOR PLAN

FILENAME: YOUNG ISRAEL SYNAGOGUE\_071421.DWG

DVO DICKINSON  
architect  
94 Bradley Road  
Madison, Connecticut  
06443-2644  
USA  
203-245-0405  
FAX: 203-245-0005

SCALE:  
1/16" = 1'-0"  
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CONTRACT SET DATE:

# X2.1



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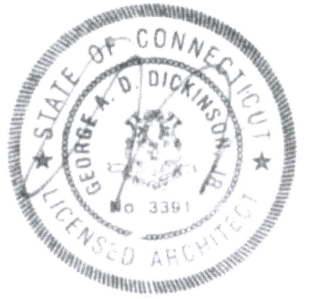
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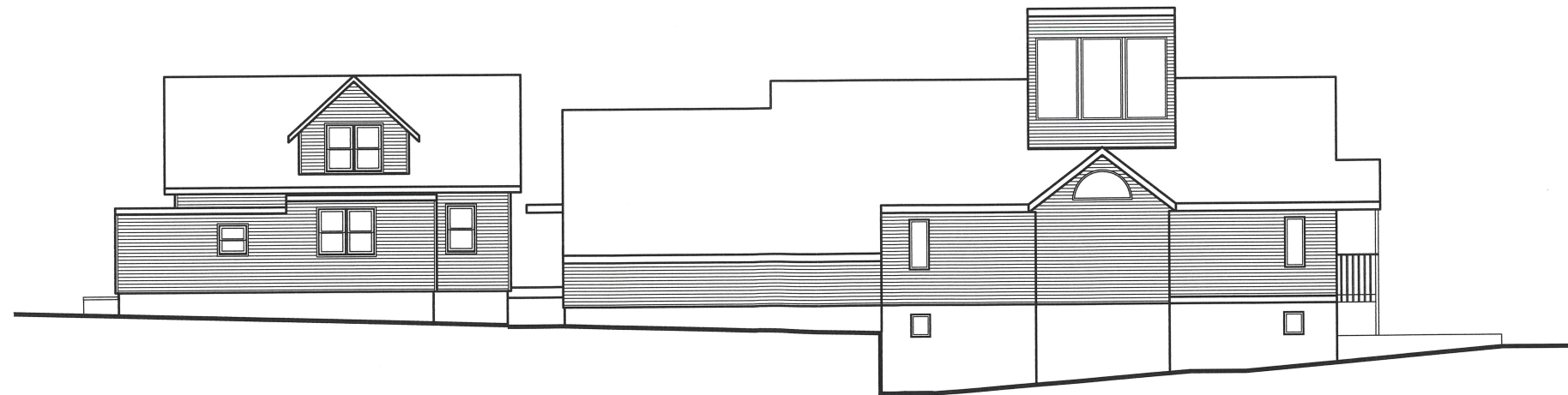
DUO DICKINSON  
architect  
94 Bradley Road  
Madison, Connecticut  
06443-2644  
USA  
203-245-0405

SCALE:  
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DRAWING RELEASE DATE:  
07.14.21  
BID SET DATE:  
CONTRACT SET DATE:

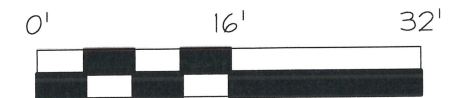
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SOUTH ELEVATION



EAST ELEVATION



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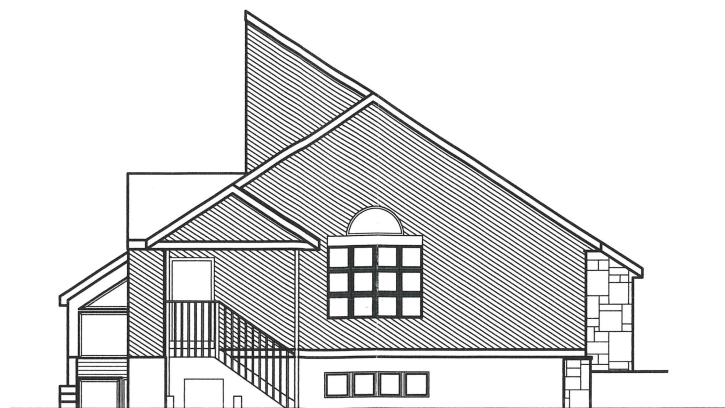
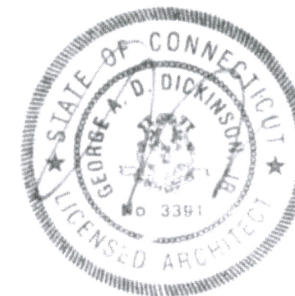
**EXISTING EXTERIOR ELEVATIONS**

FILENAME: YOUNG ISRAEL SYNAGOGUE\_071421.DWG

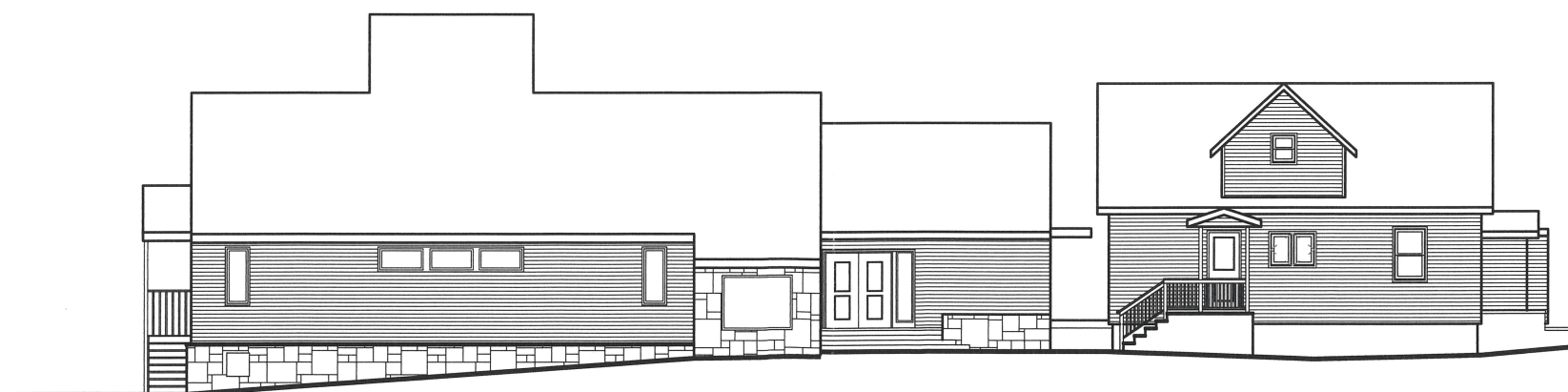
DICKINSON  
architect  
94 Bradley Road  
Madison, Connecticut  
06443-2644  
USA  
203-245-0405  
203-245-8893

SCALE:  
1/16" = 1'-0"  
DRAWING RELEASE DATE:  
07.14.21  
BID SET DATE:  
CONTRACT SET DATE:

**X5.0**



NORTH ELEVATION



WEST ELEVATION



**Young Israel of Stamford**

69 OAKLAWN AVENUE  
STAMFORD, CT 06905

**EXISTING EXTERIOR ELEVATIONS**

FILENAME: YOUNG ISRAEL SYNAGOGUE\_071421.DWG

DUO DICKINSON  
architect  
94 Bradley Road  
Madison, Connecticut  
06443-2644  
USA  
203.245.0405  
203.245.0032

SCALE:  
1/16" = 1'-0"  
DRAWING RELEASE DATE:  
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CONTRACT SET DATE:

**X5.1**