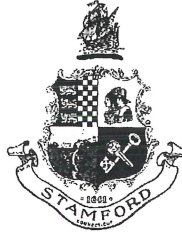


**MAYOR**  
CAROLINE SIMMONS  
**LAND USE BUREAU CHIEF**  
RALPH BLESSING



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

**Chair**  
Joseph Pigott

**Board Administrator**  
Mary Judge

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

RECEIVED

MAR 9 2023

**DATE:** March 9, 2023  
**TO:** Planning Board ✓  
F. Petise, Transportation  
R. Clausi, Environmental Protection Board  
S. Kisken, Engineering  
**FROM:** Zoning Board of Appeals  
**RE:** Referrals

PLANNING BOARD

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

#009-23      85 Myrtle Avenue  
#010-23      1124 Shippan Avenue

**Please respond by April 6, 2023.**

**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:**

85 MYRTLE AVENUE STAMFORD CT 06902  
street zip code

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

Block: 1775 Zone: M-L 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:** 85 MYRTLE AVENUE LLC

Address of Owner: 107 MYRTLE AVENUE Zip 06902

Applicant Name: PIERRE-CHRISTIAN D. FRYE (ARCHITECT)  
BROOKFIELD

Address of Applicant 115 POCONO ROAD #614 Zip 06804

Agent Name: PIERRE-CHRISTIAN D. FRYE

Address of Agent: 115 POCONO ROAD #614 Zip 06804

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

Telephone # of Agent (203) 918-1176 Telephone # of Owner (203) 859-3115

(CONTACT IS MADE WITH AGENT, IF ONE)

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

A three story office and warehouse building.

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

Construct a one story addition - 508sq' to an existing 3 story building - for warehouse and storage.

**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):

A variance of Table IV - Appendix B:

Schedule of requirements for area, height and bulk of buildings. To allow an addition to be located on the rear lot line in lieu of the required 15' setback and 0' from the right side line in lieu of the 0' required.

(4'-0" on 0' Req)

ZONING ENFORCEMENT APPROVAL For Submission To Zoning Board Of Appeals

Accepted of [Signature] Date 2/24/22

DO NOT WRITE ON BACK OF PAGE

Variances 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:

Due to the lot configuration and the location of the existing building - the 507 sq' portion of the lot is unusable and inaccessible.

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

The variance requested is the minimum needed to allow the owner to access and make reasonable use of the property.

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

This is a M-L industrial zone and the proposed construction is in harmony with the neighborhood.

**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:

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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 APPLICATIONS**



Signature of :

Agent

Applicant

Owner

Date Filed: 2/14/2023

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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:

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

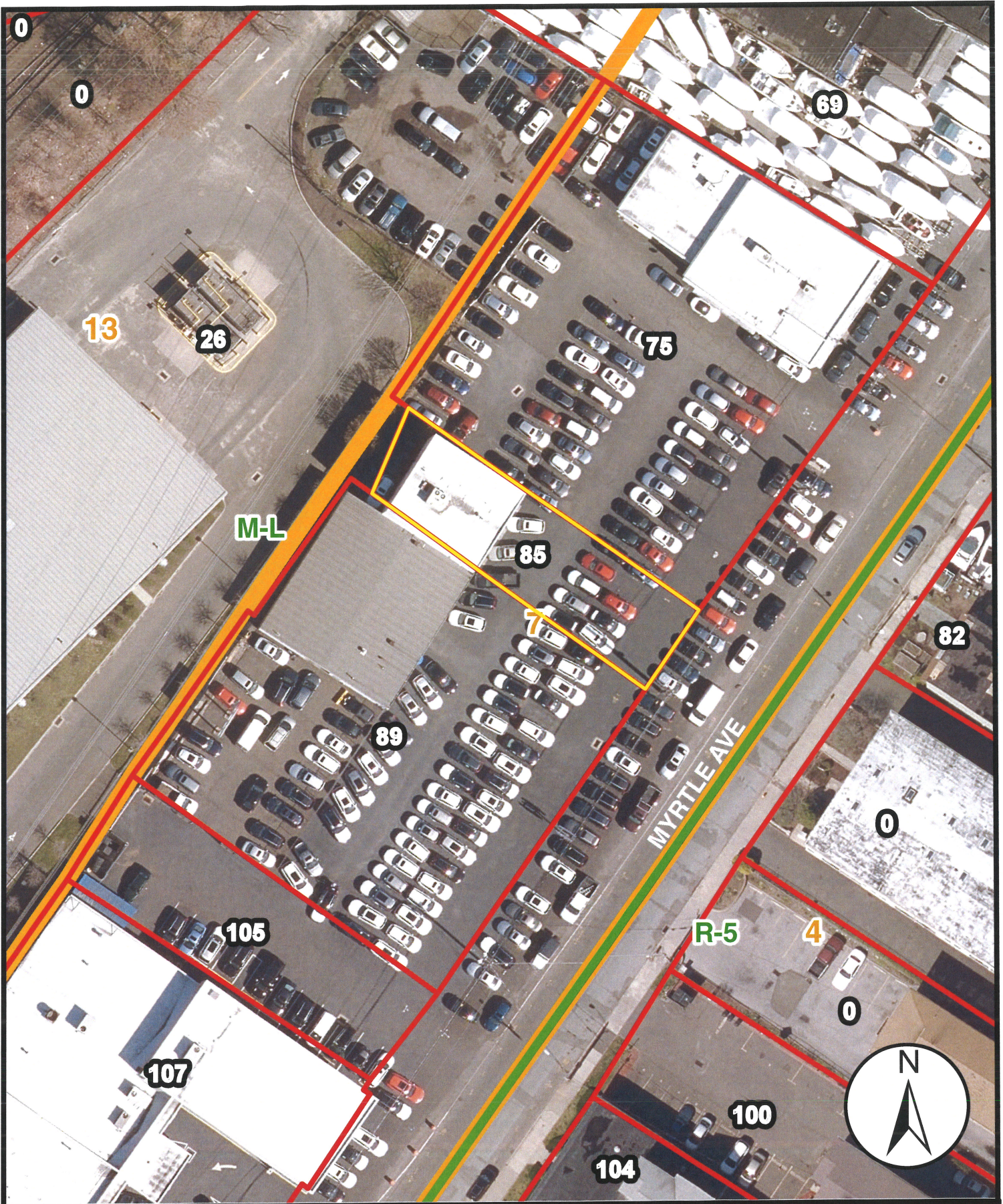
Zoning Enforcement: Frank Conti Date: 2/23/2023

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

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

Environmental Protection: Robert E. Clavin Date: 2/23/2023

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



**ZBA Application #009-23**  
**85 Myrtle Avenue**

Date: 3/14/2023

1 inch = 50 feet

