

Application # 026-23

**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:

143 Myrtle Avenue Stamford

06902

street

zip code

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

Block: 104 Zone: M-L Sewered Property yes no

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 _____

3. Owner of Property: 143 Myrtle Ave LLC / Chris and Curt Riley

Address of Owner: 107 Myrtle Avenue, Stamford CT Zip 06902

Applicant Name: Pierre-Christian D. Frye AIA

Address of Applicant 115 Pocono Road #614, Brookfield CT Zip 06804

Agent Name: Pierre-Christian D. Frye AIA

Address of Agent: 115 Pocono Road #614, Brookfield CT 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) 858-3115

(CONTACT IS MADE WITH AGENT, IF ONE)

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

Vacant lot at present used to park cars

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

The property owner is interested in constructing a new single storey building to house a private collection of cars.

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):

The property owner is seeking to construct the new building at 143 Myrtle Avenue back to the rear property line avoiding the creation of a section of property that is land locked between the two adjacent properties with no way to access to keep the area clean from debris, etc.

Variance of Table IV Appendix B asking for a rear yard setback of 0.0 feet in lieu of 15 feet required.

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:

Building to the existing rear property line avoids the creation of a piece of land that is land locked with no way to access the area

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

Allowing the new building at 143 Myrtle Avenue to be constructed to the rear property line allows the new building to align with the existing adjacent building at 137 Myrtle Avenue and on the opposite side follows the existing chain link fence.

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

Granting this variance would allow for the construction of a new building that fits into the neighborhood and does not adversely harm and neighbor.

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.

N/A

SIGNATURE REQUIRED FOR ALL APPLICATIONS



Pierre-Christian D. Frye AIA

Signature of: () Agent (X) Applicant () Owner

Date Filed: 7/19/2023

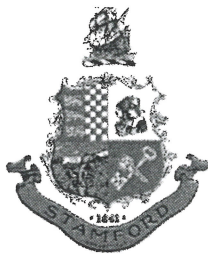
Zoning Enforcement Officer Comments:

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:

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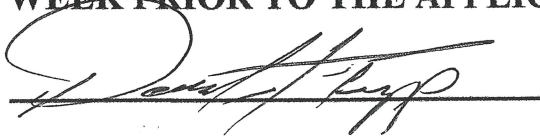
APPLICATION PACKET

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:  Date: 7/27/2023

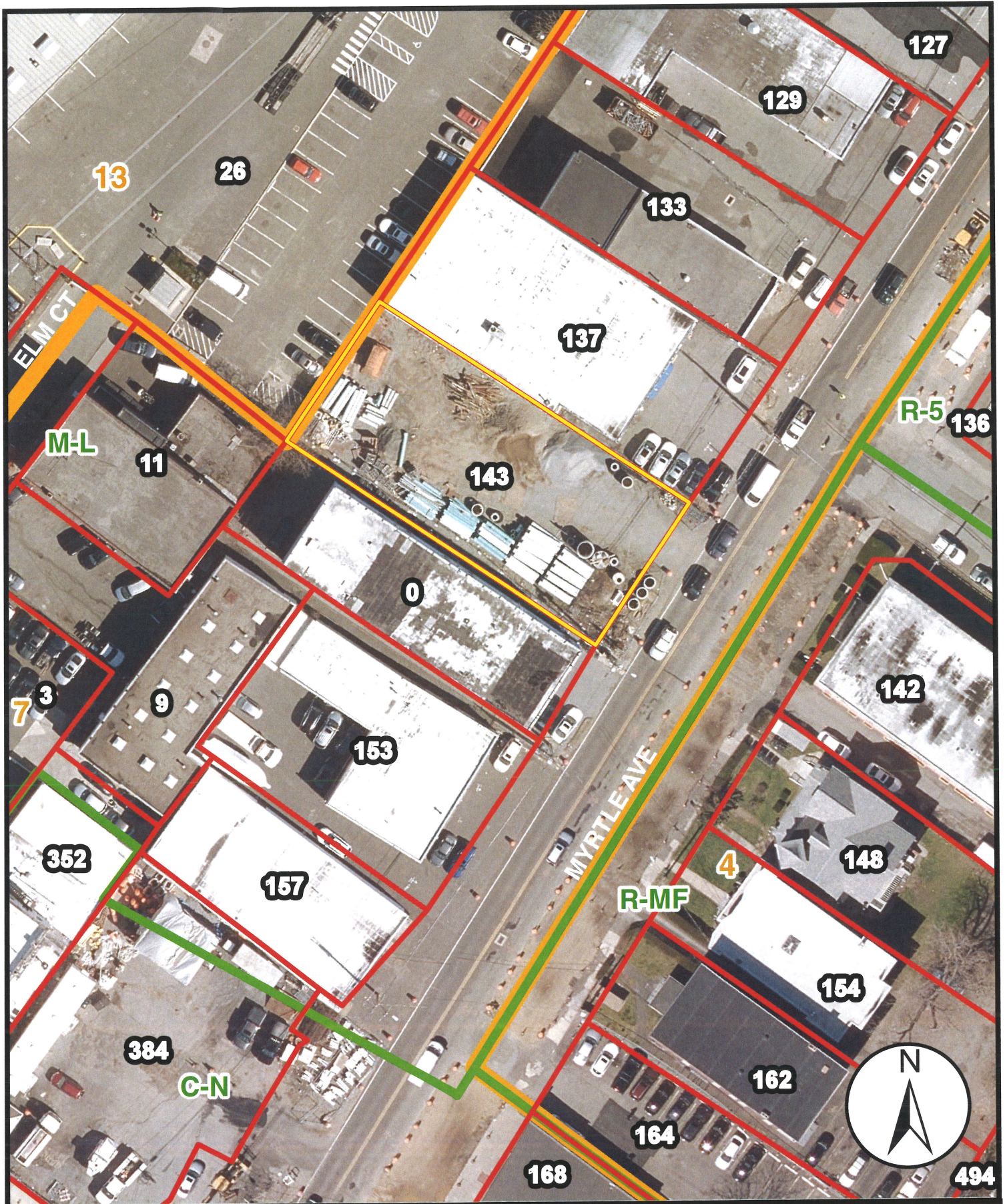
Is the project situated in the coastal boundary? Yes () No (x)

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

Environmental Protection: _____ Date: _____

CAM Review by: _____ ZBA

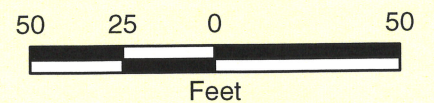
Zoning Board



ZBA Application #026-23
143 Myrtle Avenue

Date: 8/2/2023

1 inch = 50 feet



M-L ZONE

M-L ZONE BUILDING SETBACK REQUIREMENTS

- Front Street Line Setback..... 10'
- Center Line Of Street Setback..... 35'
- Rear Yard Setback..... 15'
- Side Yard Setback...None Required But If Provided Must Be At Least 4 Feet

Max. Building Coverage.....90% Of Lot Area (Corner Lot)
 Max. Building Coverage.....80% Of Lot Area (Interior Lot)

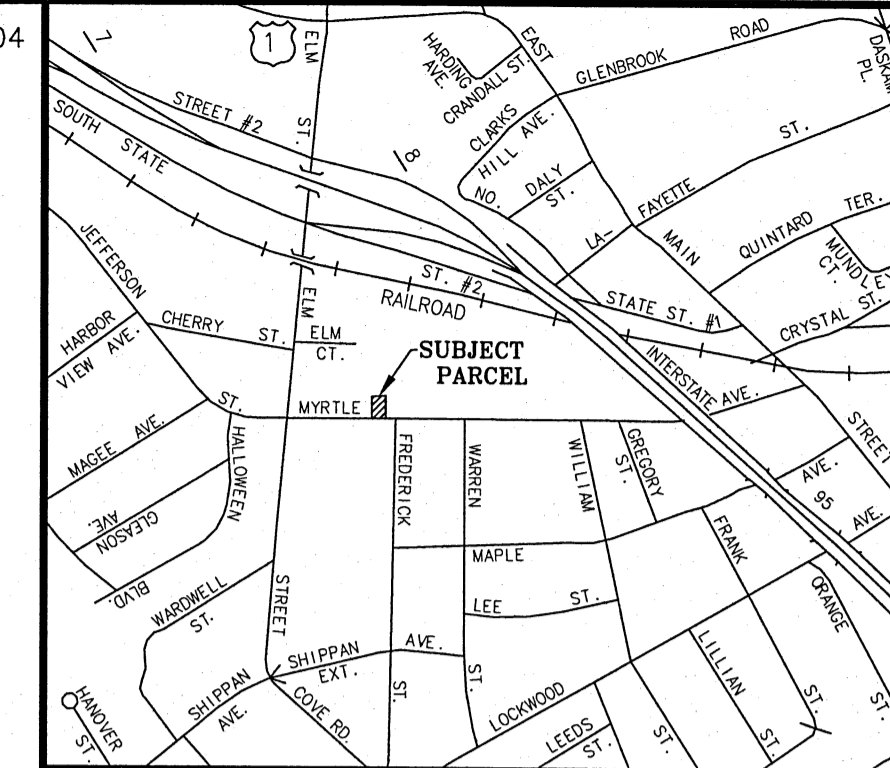
Zoning Information Is Subject To The Review And Approval By The Appropriate Governing Authority

Property Lines Not Staked By Contractual Agreement
 Soil Types Not Delineated By Contractual Agreement

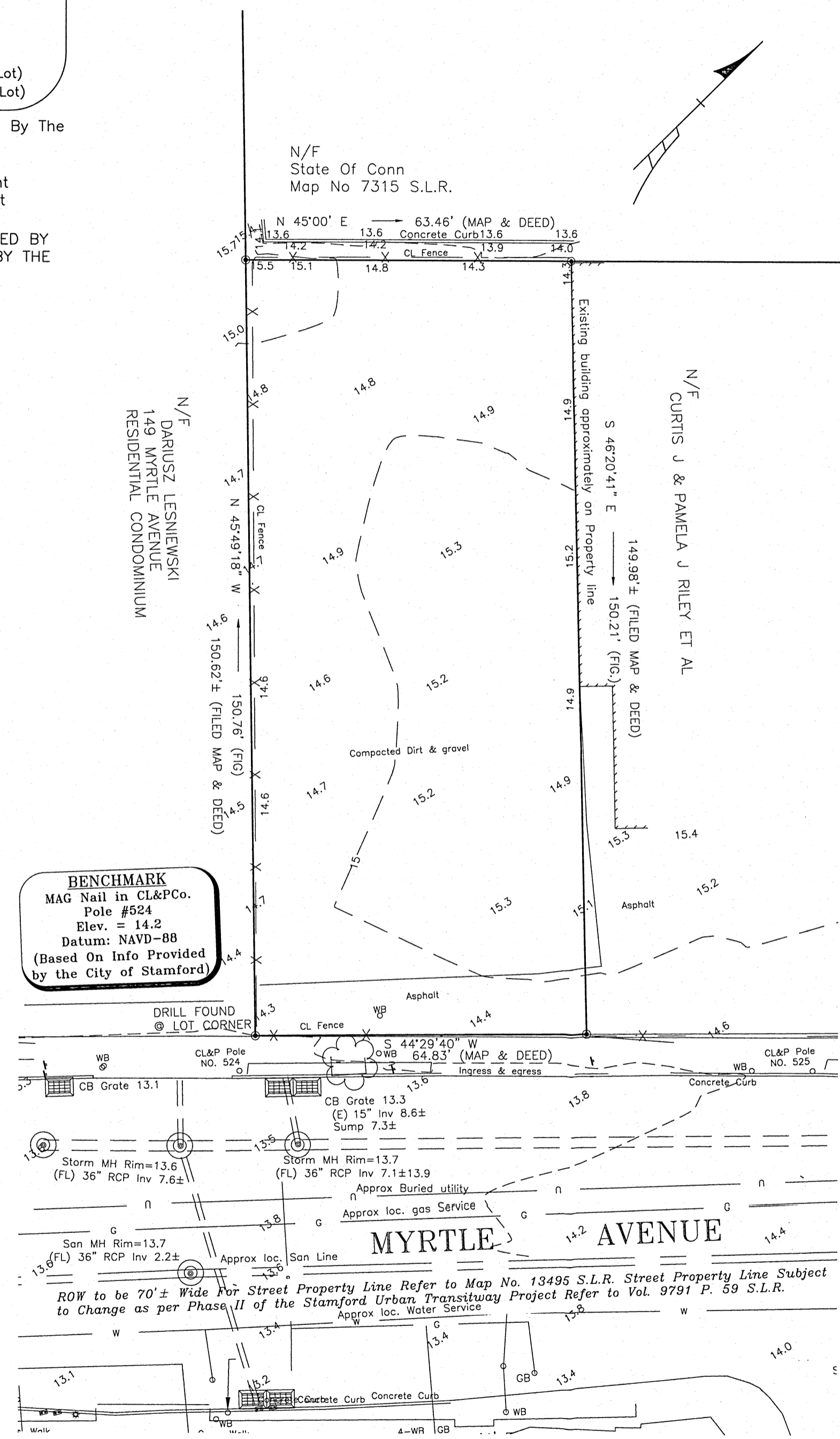
SIZE AND LOCATION OF PROPOSED DEVELOPMENT PROVIDED BY OTHERS. IT IS SUBJECT TO THE REVIEW AND APPROVAL BY THE APPROPRIATE GOVERNING AUTHORITIES

LEGEND

Existing		Block No. 104	
Spot Elevation	x 100.0		
Contour	--- 100 ---		
Storm Drain	====		
Sanitary Sewer	=====		
Gas Main	G		
Water Main	W		
Electric	E		
Stone Wall	⊖⊖⊖⊖		
Concrete Wall	▨▨▨▨		
Fence	X X		
Guard Rail	—X—X—		
Catch Basin (In Curb)	⊠	Manhole	⊙
Catch Basin (Flush)	⊠	Yard Drain	⊠
Irrigation Control Valve	⊠	Light Pole	⊠
Traffic Signal Pole	⊠	Sign	⊠
Geoprobe Boring	⊠	Tree	⊠
Rock Outcrop	⊠	Gas Box	⊠
		Water Box	⊠



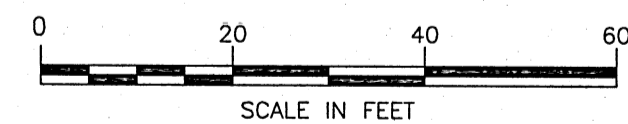
ORIENTATION



Notes:

- Elevations Based on NAVD-88 Datum
- Underground utility, structure and facility locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parol testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to Edward J. Frattaroli, Inc. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. all sub Surface Utilities Depicted on this map area based on Information Provided by the City of Stamford URBAN TRANSIT WAY
- The contractor shall notify all public utility companies by calling Call-Before-You-Dig at 1-800-922-4455 at least 72 hours prior to crossing their lines.
- Property is Subject to utility easements or Private Agreements if any, in addition to those Depicted, Noted and or referenced on this Map. Reference is hereby made to all notes on Recorded Documents hereon referenced that pertain to this parcel. No abstract of title Provided.

PLOT PLAN
 PREPARED FOR
143 MYRTLE AVENUE LLC
143 MYRTLE AVENUE
STAMFORD, CONNECTICUT



This survey and map has been prepared in accordance with Section 20-300b-1 thru 20-300b-20 of the Regulation of Connecticut State Agencies—"Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a "ZONING LOCATION SURVEY" based on a "DEPENDENT RESURVEY" conforming to horizontal Accuracy Class "A-2" and intended to be used for Compliance and Noncompliance with Existing Requirements.

To my knowledge and belief this plan is substantially correct as noted hereon.

Refer To:
 Volume 10236 Page 117 S.L.R.
 Volume 11943 Page 143 S.L.R.
 Map No. 14953 S.L.R.

Area = 9,651Sq. Ft. (Figured)
 9,638Sq. Ft. (map)

Scale: 1" = 20'

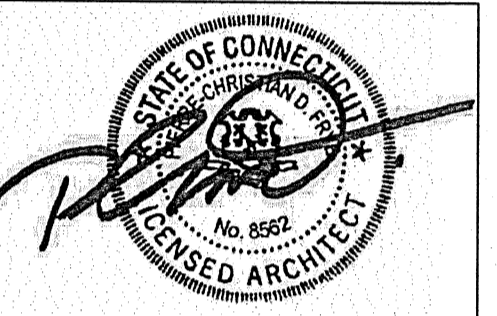


BY: *Edward J. Frattaroli*

This Document and Copies Thereof are Valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null and void.

FOR: **EDWARD J. FRATTAROLI, INC.**
 Land Surveyors • Engineers • Land Planners
 STAMFORD, CONNECTICUT FEBRUARY 14, 2023

#026-23



THESE PLANS AND DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF PCDF ARCHITECTURE LLC, (HEREINAFTER DESIGNATED PCDF) THESE PLANS MAY NOT BE REPRODUCED OR USED WITHOUT EXPRESSED PERMISSION OF PCDF. UNAUTHORIZED USE WILL GIVE RISE TO A CLAIM FOR DAMAGES. ALL FABRICATORS, CONTRACTORS AND OTHERS UTILIZING THESE PLANS IN CONNECTION WITH THIS PROJECT ARE RESPONSIBLE FOR THEIR OWN MEASUREMENTS AND DIMENSIONS ON THE JOB. INDICATING PLUMBING AND ELECTRICAL INFORMATION AND OUTLETS ARE FOR THE SOLE PURPOSE OF INDICATING THE REQUIREMENTS OF FIXTURES AND EQUIPMENT INDICATED BY PCDF.

PCDF ASSUMES NO RESPONSIBILITY FOR WORK DONE BY CONTRACTORS, NOR FOR ANY CHANGES MADE NECESSARY BY LOCAL BUILDING CODES, ORDINANCES, STRUCTURAL CONDITIONS, OR BY THE SUBSTITUTION OR CHANGES IN EQUIPMENT SHOWN IN THESE PLANS. REFERENCE IS MADE TO THE GENERAL NOTES WHICH ARE PART OF THESE PLANS AND ALL FABRICATORS, CONTRACTORS AND OTHER PERSONS UTILIZING THESE PLANS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR EXAMINING AND BECOMING FAMILIAR WITH SAID GENERAL NOTES BEFORE COMMENCING ANY WORK DONE ON THIS PROJECT. ANY INCONSISTENCIES BETWEEN THESE PLANS, THE GENERAL NOTES AND LOCAL BUILDING CODES OR ORDINANCES MUST IMMEDIATELY BE CALLED TO THE ATTENTION OF PCDF IN WRITING SO THAT ANY INCONSISTENCIES CAN BE RESOLVED. PCDF IS NOT RESPONSIBLE FOR ANY ARCHITECTURAL OR ENGINEERING DETAILS OR SPECIFICATIONS. THE USE BY ANY PERSON OR FIRM OF THESE PLANS OR PART THEREOF SHALL NOT IN ANY WAY SUBJECT PCDF TO ANY COST OR DAMAGES FOR ANY ERROR OR OMISSION CONTAINED THEREIN.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THESE DRAWINGS IN ANY WAY. ANY CHANGES SHALL BE DATED AND SEALED BY THE ARCHITECT MAKING THE CHANGE.

PROPOSED NEW BUILDING (SINGLE STOREY)
SF = 6,625 SF +/-

MAX ALLOWED COVERAGE ON SITE = 80% OF TOTAL PROPERTY

EXISTING SITE = 9, 653 SF +/-
PROPOSED NEW BUILDING = 6,625 SF = 69%

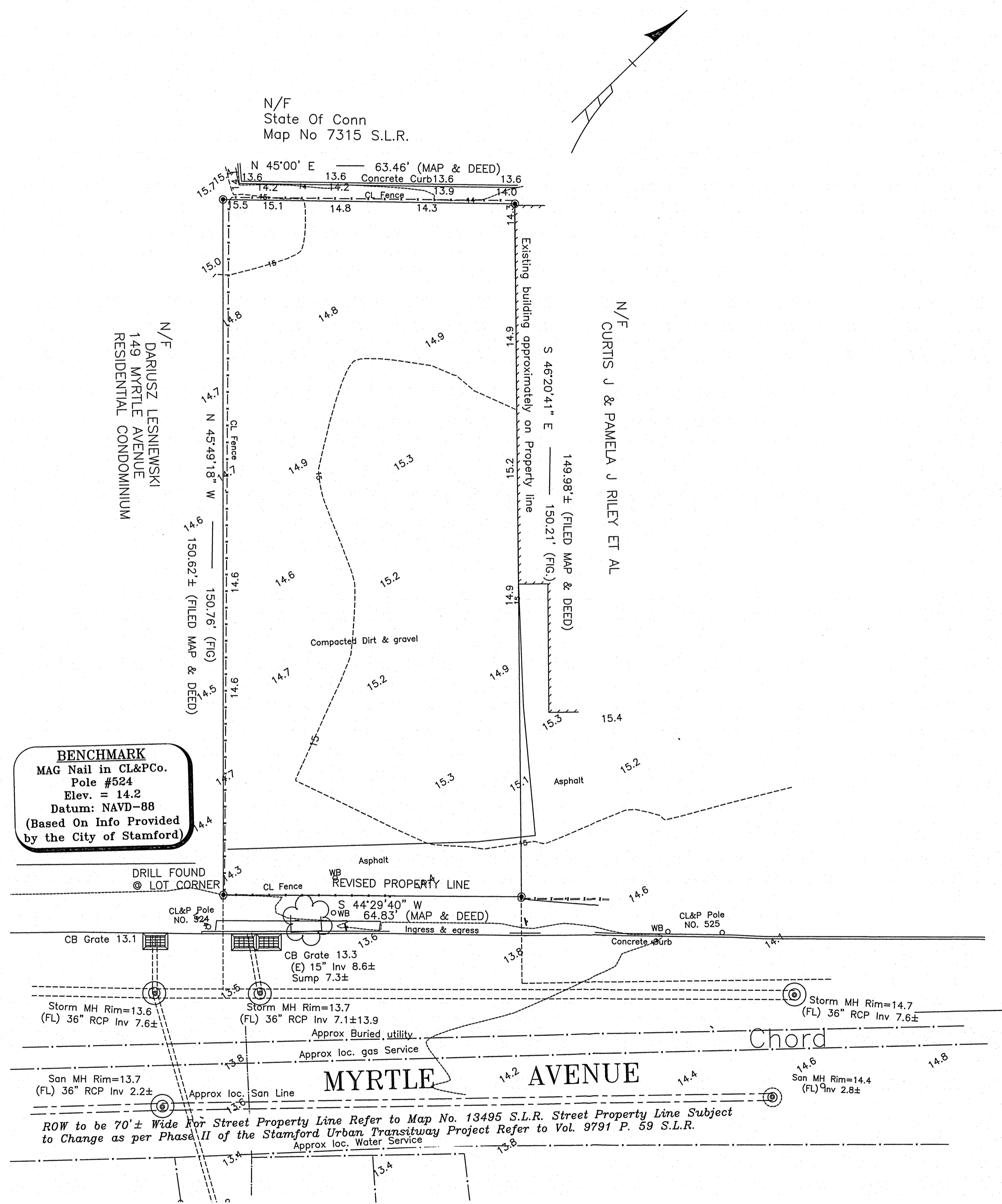
OCCUPANCY CALCS:
STORAGE AREA = 6,279 SF / 300 = 20.9 OCCUPANTS
TOTAL = 21 OCCUPANTS

NEW SINGLE STOREY BUILDING
143 MYRTLE AVENUE
STAMFORD, CT 06902

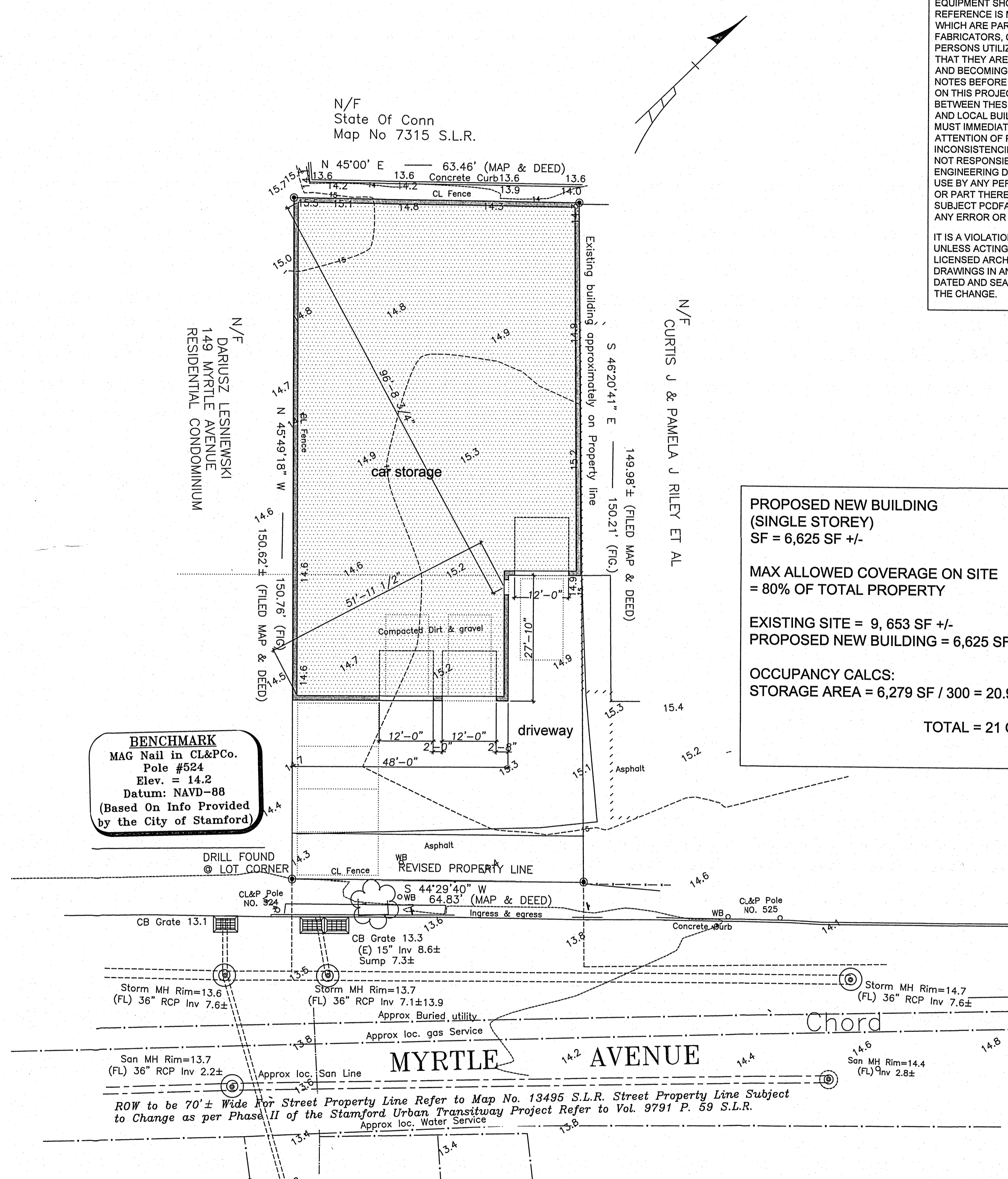
DATE	ISSUE / REVISION
07/17/2023	ISSUE FOR REVIEW
07/24/2023	ISSUE FOR ZBA APPROVAL

SITE PLAN - EXISTING + PROPOSED
DRAWING NUMBER
SE-1.0

FOR ZONING BOARD OF APPEALS APPROVAL



1 SITE PLAN - EXISTING CONDITIONS
SCALE: 1/16" = 1'-0"



2 SITE PLAN - PROPOSED NEW BUILDING
SCALE: 1/16" = 1'-0"

7/24/2023, 10:58 AM, C:\Users\pco\OneDrive\Documents\Projects\2023\143 MYRTLE AVENUE - STAMFORD CT\1. EXISTING SITE PLAN\SE-1.0 SITE PLAN\SE-1.0

