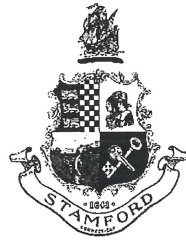


**MAYOR**  
CAROLINE SIMMONS  
**LAND USE BUREAU CHIEF**  
RALPH BLESSING



**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**

**JAN 5 2024**

**DATE:** January 5, 2024  
**TO:** Lindsay Cohen, 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:

**#005-24      77 Pershing Avenue**

**Please respond by February 5, 2024.**

Application # \_\_\_\_\_

**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:**

- ( X ) 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:**

**77 PERSHING AVENUE, STAMFORD 06905**

street

zip code

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

Block: 328 Zone: R-10. Sewered Property ( X ) yes ( ) no

Is the structure 50 years or older (X ) yes ( ) No

Corner Lots Only: Intersecting Street: N/A

Within 500 feet of another municipality: No (X ) Yes ( ) Town of \_\_\_\_\_

**3. Owner of Property: Carter Sherwood and Dimitria Aloupis**

Address of Owner: 77 Pershing Avenue Zip 06905

Applicant Name: Carter Sherwood

Address of Applicant 77 Pershing Avenue Zip 06905

Agent Name: N/A

Address of Agent: N/A Zip 06905

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

Telephone # of Agent N/A Telephone # of Owner 203-970-7820

(CONTACT IS MADE WITH AGENT, IF ONE)

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

There is presently existing a one-story single family ranch with approximately 1,184 square feet of living space

---

in the R-10 zone.

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

Applicant is proposing an addition to the east side of the existing dwelling +15' X 27' to provide  
for a garage with additional living space above.

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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):

Applicant is requesting a variance of Table III, Appendix B, Schedule of Requirements of the Stamford Zoning

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Regulations for the R-10 Zone to permit both side yards of 16.1 feet in lieu of the required 20 feet.

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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:

The Applicant's proposed addition is in compliance with the existing one side yard set back requirement of 10 feet.  
The other side yard of 6.1 feet is existing and not affected. To not permit the proposed addition would deny the Applicant the reasonable use of the side yard.

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

The Applicant's proposed addition is in conformity and compliance with the existing one side yard requirement of 10 feet.

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

The neighborhood was developed in the 1950s, and the Applicant's proposed use is consistent with the surrounding dwellings.

**SPECIAL PERMIT**

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

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

Provide details of what is being sought:

N/A

**MOTOR VEHICLE APPLICATIONS**

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

N/A



**APPEALS OF THE DECISION OF THE ZONING ENFORCEMENT OFFICER**

(Complete this section **only** for appeals of zoning enforcement officer decision)

DECISION OF THE ZONING ENFORCEMENT OFFICER dated.       N/A       is appealed because:

---

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**SIGNATURE REQUIRED FOR ALL APPLICATONS**



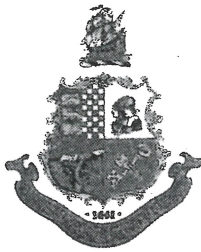
Signature of:    ( ) Agent            (X ) Applicant            ( ) Owner

Date Filed: December 29, 2023

---

Zoning Enforcement Officer Comments:

---



**CITY OF STAMFORD  
ZONING BOARD OF APPEALS**

**APPLICATION PACKET**

Board Members  
Joseph Pigott, Chair  
Claire Friedlander  
Lauren Jacobson  
George Dallas

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: *Mary Judge* Date: 12/28/23

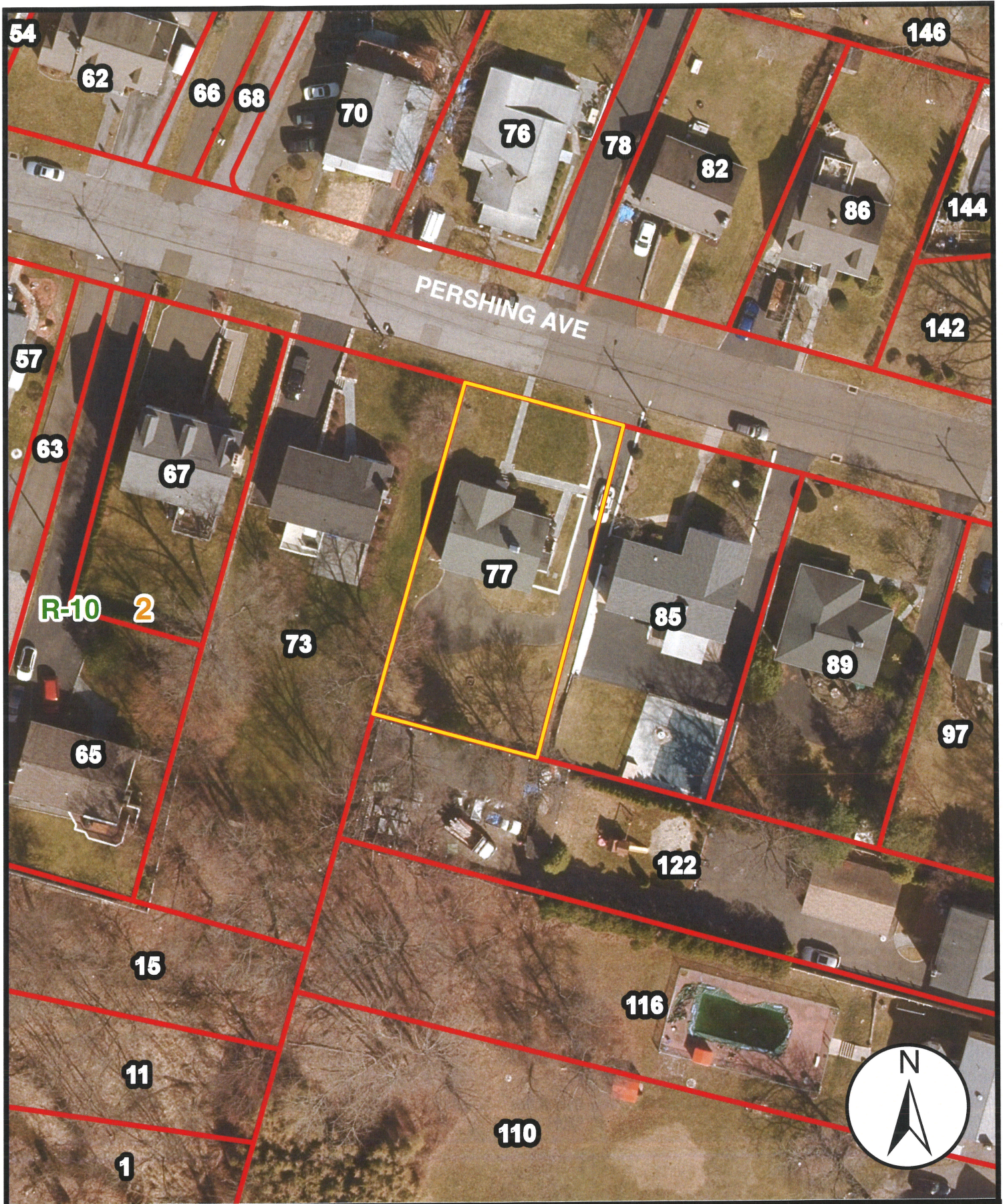
Is the project situated in the coastal boundary? Yes ( ) No ( )

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

Environmental Protection: \_\_\_\_\_ Date: \_\_\_\_\_

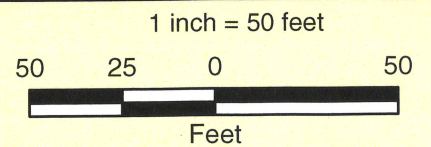
CAM Review by: Zoning Board  ZBA  \_\_\_\_\_





**ZBA Application #005-24**  
**77 Pershing Avenue**

Date: 1/5/2024





- R-10 ZONE**
- R-10 ZONE BUILDING SETBACK REQUIREMENTS**
- Front Street Line Setback..... 40'
  - Center Line of Street Setback..... 65'
  - Rear Yard Setback..... 30'
  - Side Yard Setback..... 10' W/ Total Of..... 20'
  - Max. Building Coverage..... 20% Of Lot Area

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

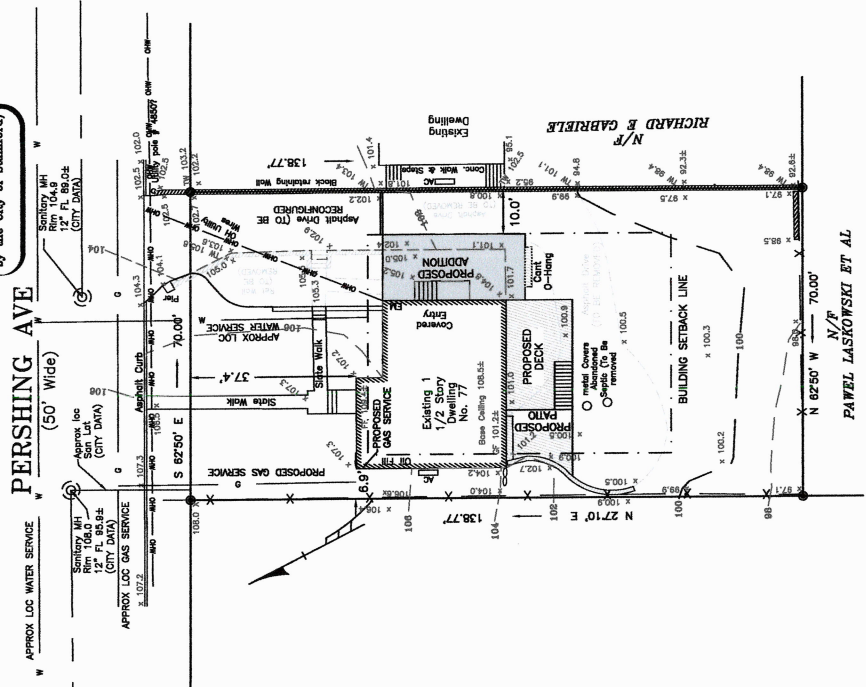
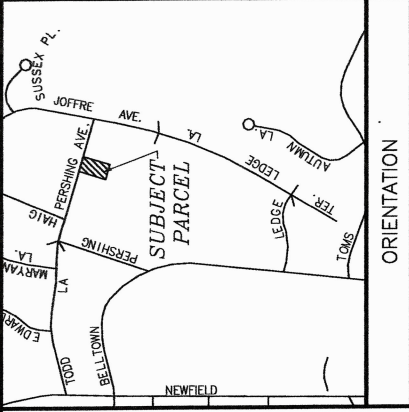
Property Lines Not Staked By Contractual Agreement  
Soil Types Not Delineated By Contractual Agreement

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

Block No. 328

**LEGEND**

Spot Elevation	Existing
Contour	x 100.0
Storm Drain	---
Sanitary Sewer	---
Gas Main	o
Water Main	w
Electric	e
Stone Wall	---
Concrete Wall	---
Fence	---
Guard Rail	X
Catch Basin (In Curb)	⊠
Manhole	⊠
Yard Drain	⊠
Catch Basin (Flush)	⊠
Irrigation Control Valve	⊠
Traffic Signal Pole	⊠
Geoprobe Boring	⊠
Rock Outcrop	⊠
Light Pole	⊠
Sign	⊠
Tree	⊠
Gas Box	⊠
Water Box	⊠



**#005-24**

Refer To:  
 Lot No. "1"  
 Map No. 4244 S.L.R.  
 Area = 9,714 Sq. Ft. (Fig.)  
 Existing Dwelling, PROPOSED ADDITION, CANT OHANG & PROPOSED DECK Covers 19.0% of Lot Area  
 (Exclusive of 200 Sq. Ft. See Definition - Building Area shall also exclude decks, terraces, patios, pools or similar structures not more than eight inches (8") above adjacent grade, and include such structures that exceed eight inches (8") above adjacent grade up to an amount equal to 200 square feet for each Dwelling Unit on the Lot.  
 Scale: 1" = 20'

**NOTES:**

- 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 parcel testimony and from other sources. These locations are not to be considered as approximate in nature and are not to be used for construction purposes. The size, location and existence of all such features must be determined and verified by the appropriate authorities prior to construction.
- 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 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. Refer to Vol 8633 Page 215 S.L.R.
- Story - That portion of a Building between any floor and the ceiling or roof next above it, the ceiling of which is five feet (5') or more above the level from which the height of the Building is measured, shall constitute a full Story. A "half-Story" is any habitable space which has a doorway as a means of access and egress and in which the ceiling area at a height of 7 1/3 feet above the floor is not more than one-third the area of the next floor below. Basement - A portion of a Building located partly below grade, that is not a crawl space, where the ceiling is less than five (5) feet above the level from which the height of the Building is measured. Ceiling Height 108.5 +/- Less (-) AVG 104.0 = 4.5  
 (Proposed AVERAGE GRADE CALCULATION) See plans by Fairfield County Engineer LLC Dated 11-8-23 For Additional Information 107.3+107.2+106.0+102.3+101.7+101.2+104.2 = 731.7 (832.1/78 = 104.0)
- Elevations based on NAVD-88 Datum (Based on Information Provided by the City of Stamford). The Elevations are Approximate and May be Subject to Field Verification.
- Size and Location of Proposed Building Addition & Site Development Provided by Others. A Variance of Table III, Appendix "B" (Combined/ Both side Yards) is requested for the Proposed Building Addition Depicted on this map

20' Minimum Combined/ Both side Yards Setback Allowed  
 16.9' Requested for Proposed Building Addition

Other Variances may be Required pending the Review and Approval by the appropriate Governing Authorities

**PLOT PLAN**  
**PREPARED FOR**  
**CARTER SHERWOOD**  
**77 PERSHING 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.



PAWEŁ LASKOWSKI ET AL  
 Surveyor  
 14326(04)gms  
 005-160

REVISED 4-27-21 NINE CHANGE & AVERAGE GRADE  
 REVISED 10-12-23 (TPO & PROPOSED ADDITION)  
 REVISED 12-20-23 (PROPOSED ADDITION)  
 This Document and Copies Thereof are Valid only if they bear the  
 Surveyor's Seal and Signature. All other copies are void.  
 Unauthorized alterations render any distribution herein null and void.

ED BY  
BY THE

**BENCHMARK**  
Sanitary MH Rim  
Elev. = 104.9  
Datum: NAVD-88  
(Based On Info Provided  
by the City of Stamford)

# PERSHING AVE

(50' Wide)

Sanitary MH  
Rim 108.0  
12" FL 95.9±  
(CITY DATA)

Approx loc  
San Lat  
(CITY DATA)

Sanitary MH  
Rim 104.9  
12" FL 89.0±  
(CITY DATA)

APPROX LOC GAS SERVICE

Asphalt Curb

Utility pole # 48507

S 62°50' E

70.00'

PROPOSED GAS SERVICE

Slate Walk

APPROX LOC WATER SERVICE

Slate Walk

Asphalt Drive (TO BE RECONFIGURED)

Block retaining Wall

136.77'

PROPOSED GAS SERVICE

Existing 1 1/2 Story Dwelling No. 77

PROPOSED ADDITION

Existing Dwelling

PROPOSED PATIO

PROPOSED DECK

Cant O-Hang

BUILDING SETBACK LINE

N/F  
RICHARD E GABRIELE

N 27°10' E

136.77'

100

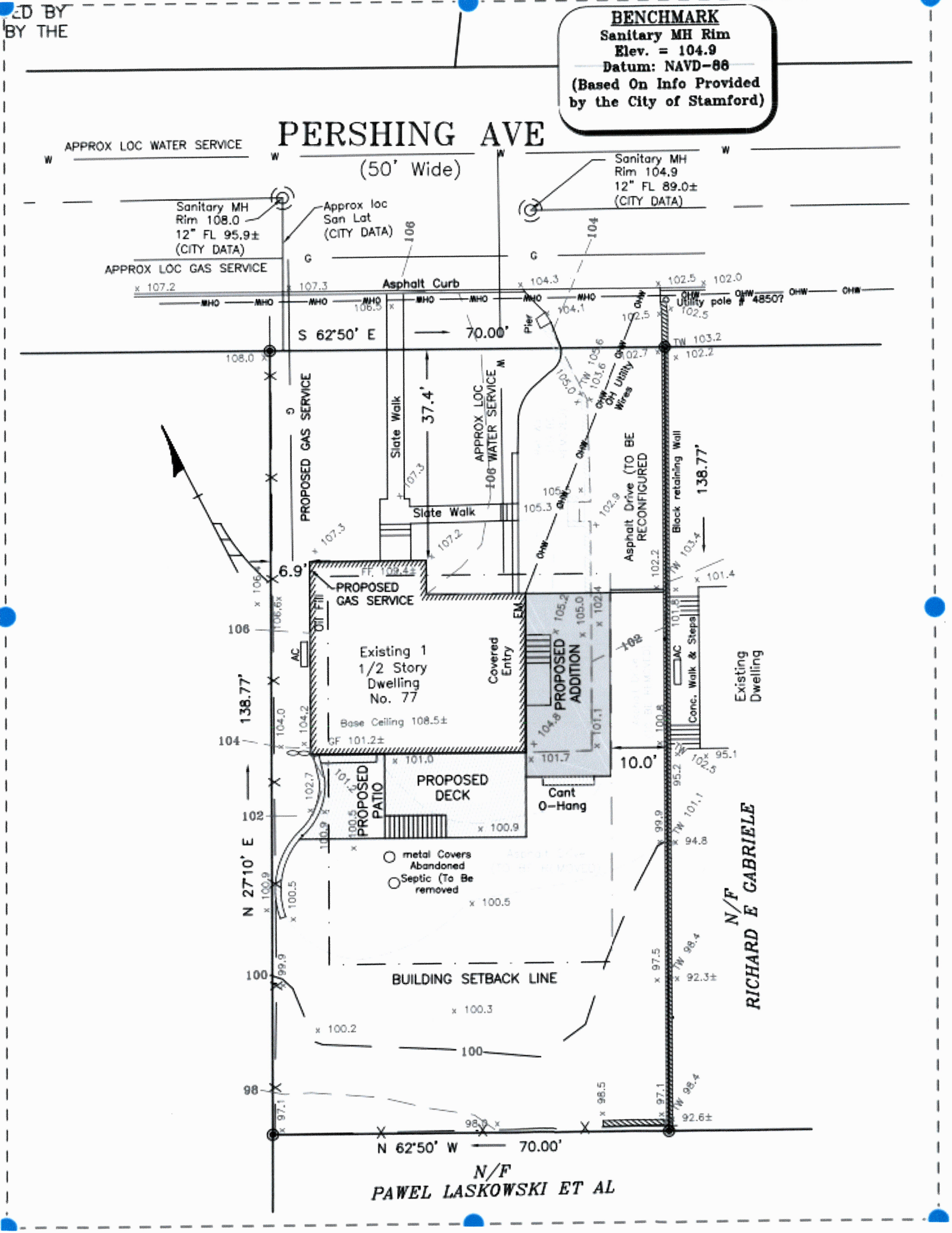
98

N 62°50' W

70.00'

N/F

PAWEL LASKOWSKI ET AL





**SHERWOOD RI**  
77 PERSHING A  
STAMFORD, CONN

**ERIC BAKER AR**  
ARCHITECTURE AND IN

855 Bloomfield Avenue  
Glen Ridge, NJ  
973 216 25  
eric@ericbakera.com

CONSULTANTS:

No.	Date	Issues of
10.30.23	OWNER R	
11.08.23	OWNER R	

PRELIMINARY  
NOT BY  
CONSULTANT

Registration and Signatur

"TO THE BEST OF MY KNOWN  
PROFESSIONAL JUDGMENT, THESE  
DRAWINGS COMPLY WITH ALL  
REQUIREMENTS OF THE  
ENERGY CONSERVATION CODE  
OF THE STATE OF CONNECTICUT.

\* CONTRACTOR TO BRACKETLY  
OF ANY  
MAY DISCOVER ON THE CO  
DOCUMENTS TO EXISTING  
CONTRACTOR DOCUMENTS  
SCALED.

\* These drawings are Instru  
mentals and are not to be repro  
duced or used for any other  
purpose without written permission from  
Architects, LLC.

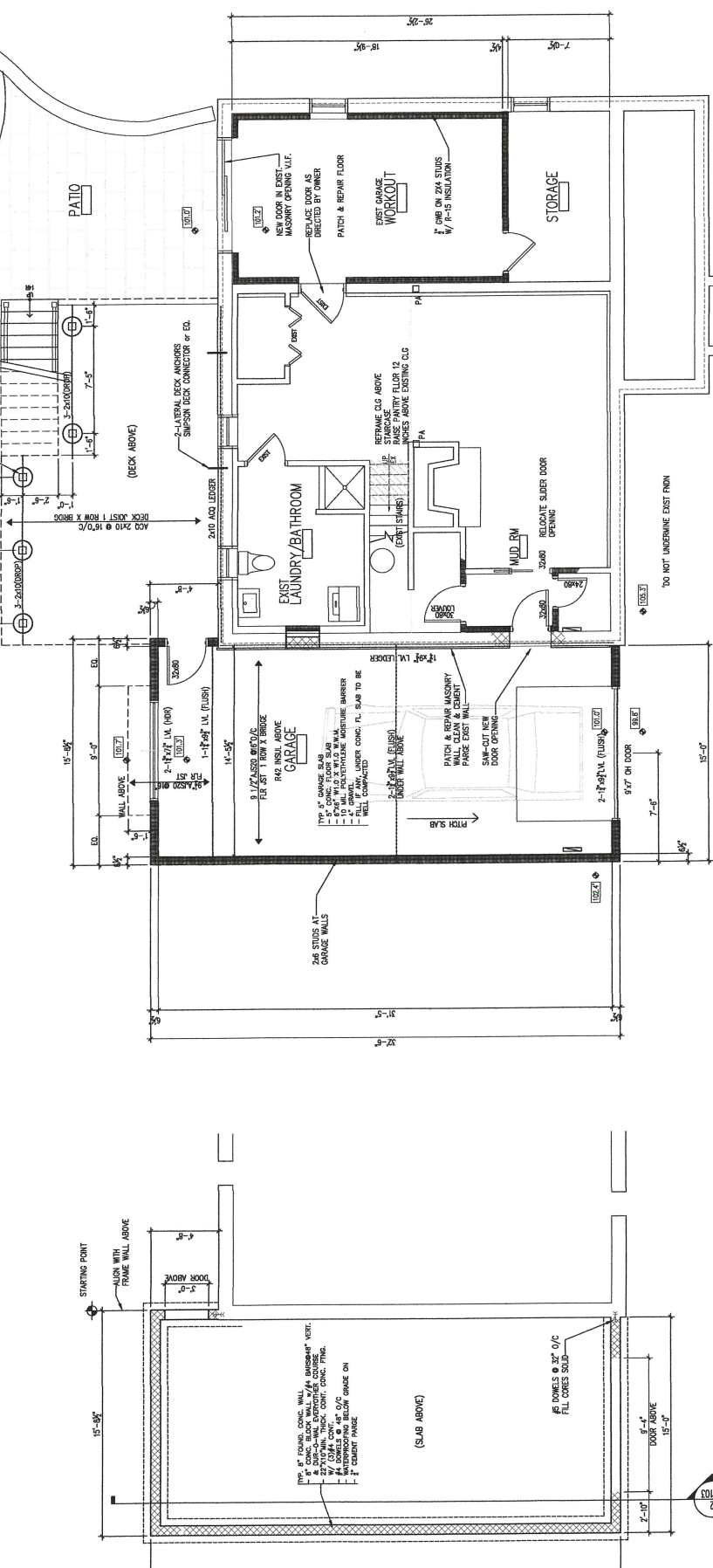
Drawing Title:

**FOUNDATION**

Project No: 2306  
Drawn By: WP  
Checked By: EB  
Scale: AS NOTED

Drawing Number

**A-101**  
5 of



**2** CELLAR PLAN  
SCALE: 1/4" = 1'-0"

**1** FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

**NOTE**

1. GLUE AND NAIL PLYWOOD SUB-FLOOR TO FLOOR JOISTS.
2. PA DENOTES "POST ABOVE". PROVIDE SOLID BLOCKING TO FOUNDATION.
3. PROVIDE TEMPORARY BRACING PRIOR TO REMOVING ANY LOAD BEARING WALLS OR HEADERS.
4. THROUGH-BOLT ALL 3 OR MORE LVL ORDERS, 1/2" DIA. HEX-HEAD BOLTS @ 16" O/C STAGGERED.
5. ONE ROW AT 2" FROM TOP OF BEAM, AND ONE ROW AT 2" FROM BOTTOM OF BEAM.

ATTENTION: FOR ALL PRESSURE TREATED LUMBER USE:  
FASTENERS AND ANCHOR BOLTS FOR ALL TREATED LUMBER INCLUDING INTERIOR PRESSURE TREATED SILL PLATES ARE  
FOR USE WITH ALL PRESSURE TREATED LUMBER FOR CONNECTIONS. ALL FASTENERS OR STAINLESS STEEL APPROVED  
FOR USE WITH ALL PRESSURE TREATED LUMBER. ALL FASTENERS OR STAINLESS STEEL APPROVED FOR USE WITH ALL  
PRESSURE TREATED LUMBER WITHOUT ANCHOR BOLTS MAY BE USED IN LIEU OF ANCHOR BOLTS ONLY IF THE  
ANCHOR BOLTS ARE NOT USED. ALL FASTENERS OR STAINLESS STEEL APPROVED FOR USE WITH ALL PRESSURE  
TREATED LUMBER MUST BE MADE OF THE SAME MATERIAL AS THE LUMBER. ALL FASTENERS OR STAINLESS STEEL  
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**SHERWOOD RI**  
77 PERSHING A  
STAMFORD, CONN

**ERIC BAKER AR**  
ARCHITECTURE AND IN

855 Bloomfield Avenue  
Glen Ridge, NJ  
973 216 24  
eric@erlebakararchi

CONSULTANTS:

No.	Date	Issues or
	10.30.23	OWNER R
	11.08.23	OWNER R

PRELIMINARY  
NOT FOR  
CONSTRUCTION

Registration and Signature

TO THE BEST OF MY KNOWN  
PROFESSIONAL JUDGMENT, THESE  
SPECIFICATIONS ARE IN COMPLIANCE  
WITH THE REQUIREMENTS OF THE  
STATE OF CONNECTICUT.  
• CONTRACTOR TO REMEDIALLY  
OF ANY  
• AMBIGUITY, INCONSISTENCY  
DOCUMENTS DISCOVER ON THE GO  
PRIOR TO EXECUTING ANY  
• CONSTRUCTION DOCUMENTS  
SCALED.

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Architects, LLC.

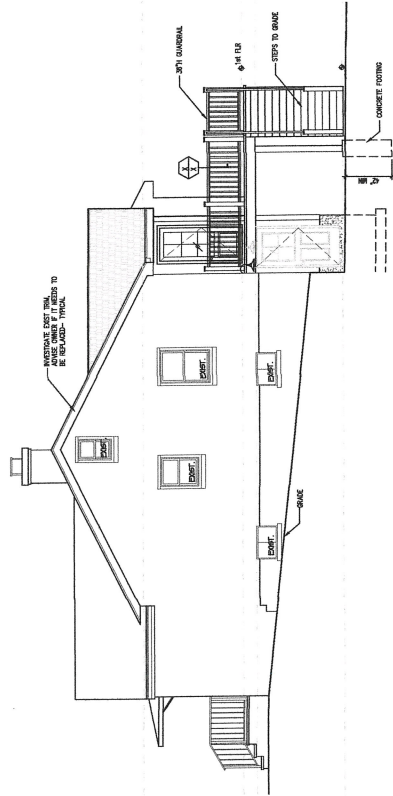
Drawing Title:

**ELEVATIC**

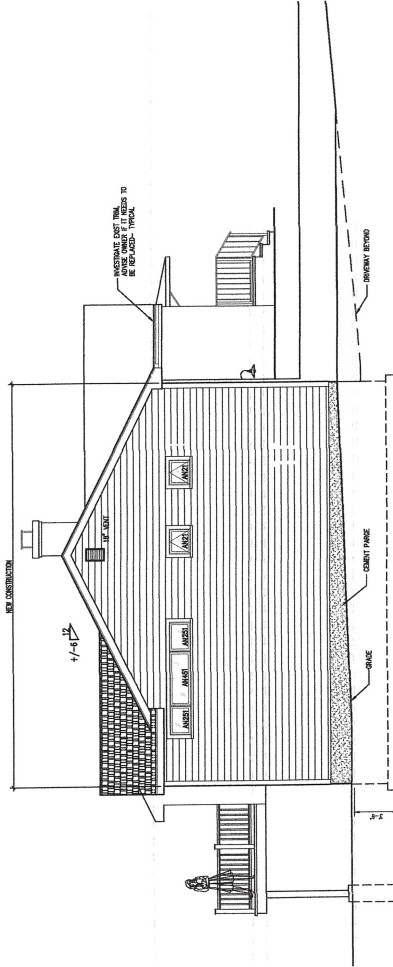
Project No: 2306  
Drawn By: WP  
Checked By: EB  
Scale: AS NOTED

Drawing Number

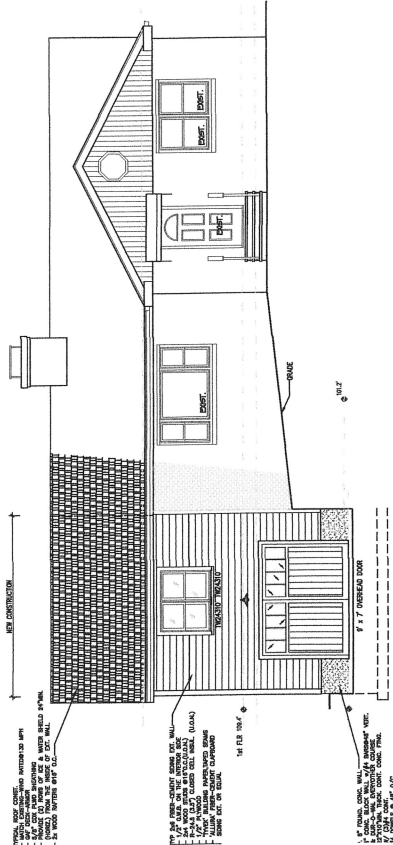
**A-201**  
8 of



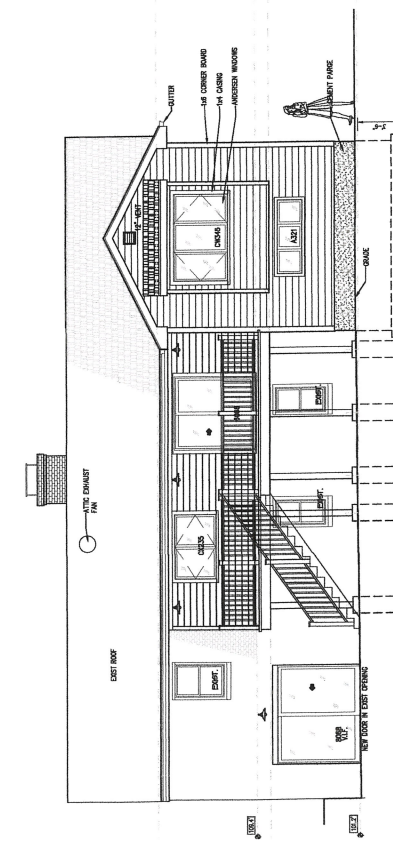
2. SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



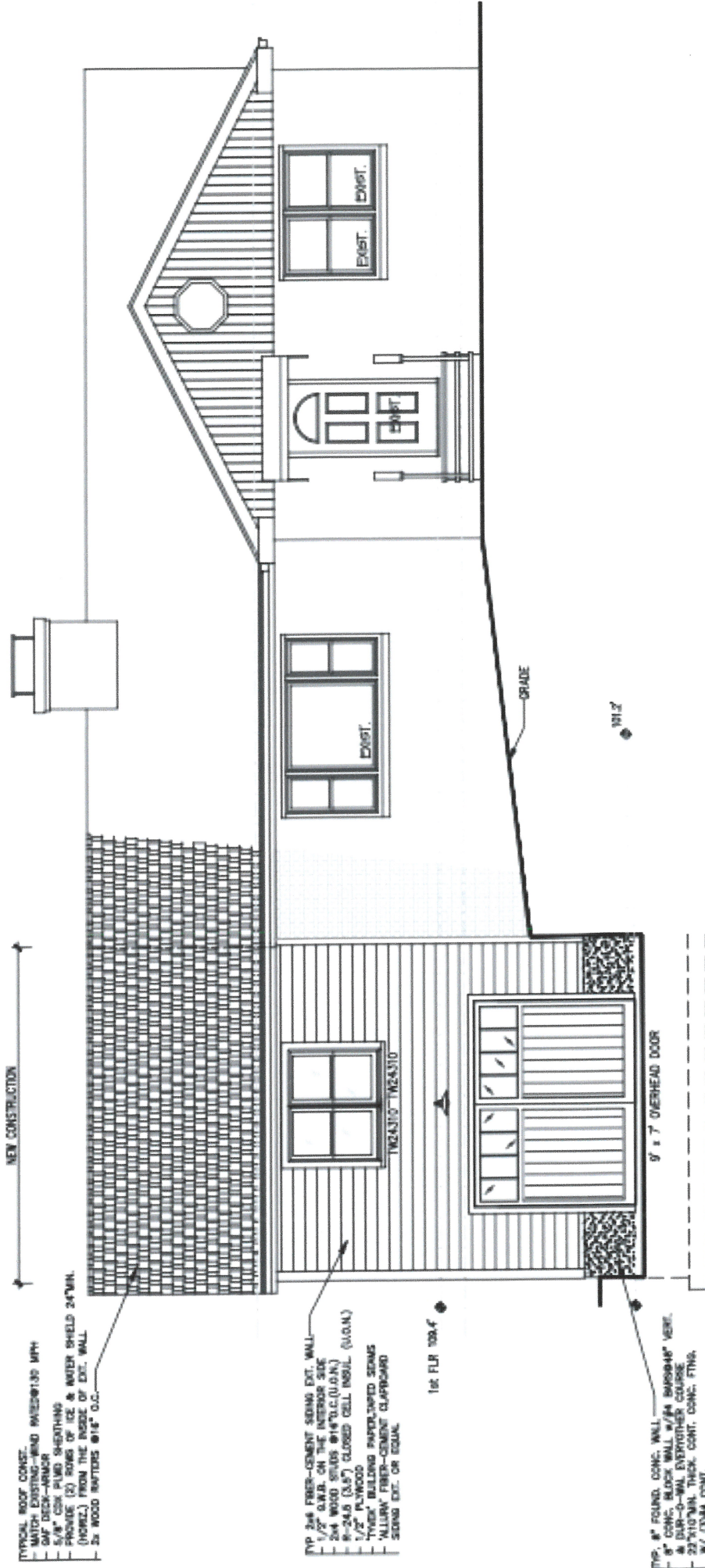
4. SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



1. FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



3. REAR ELEVATION  
SCALE: 3/16" = 1'-0"



NEW CONSTRUCTION

- TYPICAL ROOF CONST.
- MATCH EXISTING - WIND RESIST @ 130 MPH
- 5/8" OSB DECK - ARMOR
- 5/8" OSB PLYM SHEATHING
- PROVIDE (2) ROWS OF ICE & WATER SHIELD 24" MIN.
- (NORCL) FROM THE INSIDE OF EXT. WALL
- 2x WOOD RAFTERS @ 16" O.C.

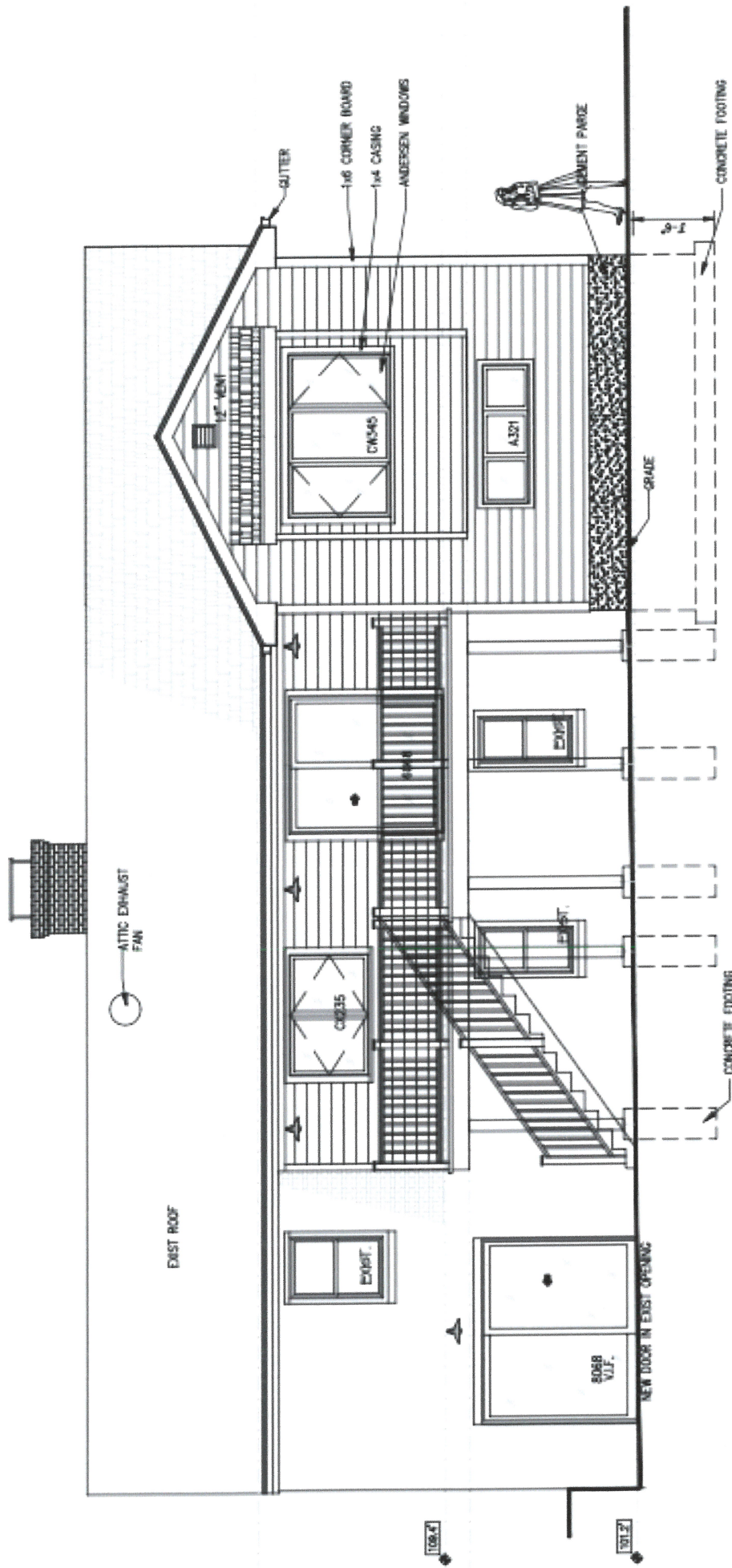
- TYP 2x4 FRAM-CEMENT SENG EXT. WALL
- 1/2" O.V.B. ON THE INTERIOR SIDE
- 2x4 WOOD STUDS @ 16" O.C. (U.O.M.)
- 8-2x6 (3.5") CLOSED CELL INSUL. (U.O.M.)
- 1/2" PLYWOOD
- "VICKS" BUILDING PAPER, TAPED SEAMS
- "MILURA" FRAM-CEMENT CLAPBOARD
- SENG EXT. OR EQUAL

1st FLR 100.4'

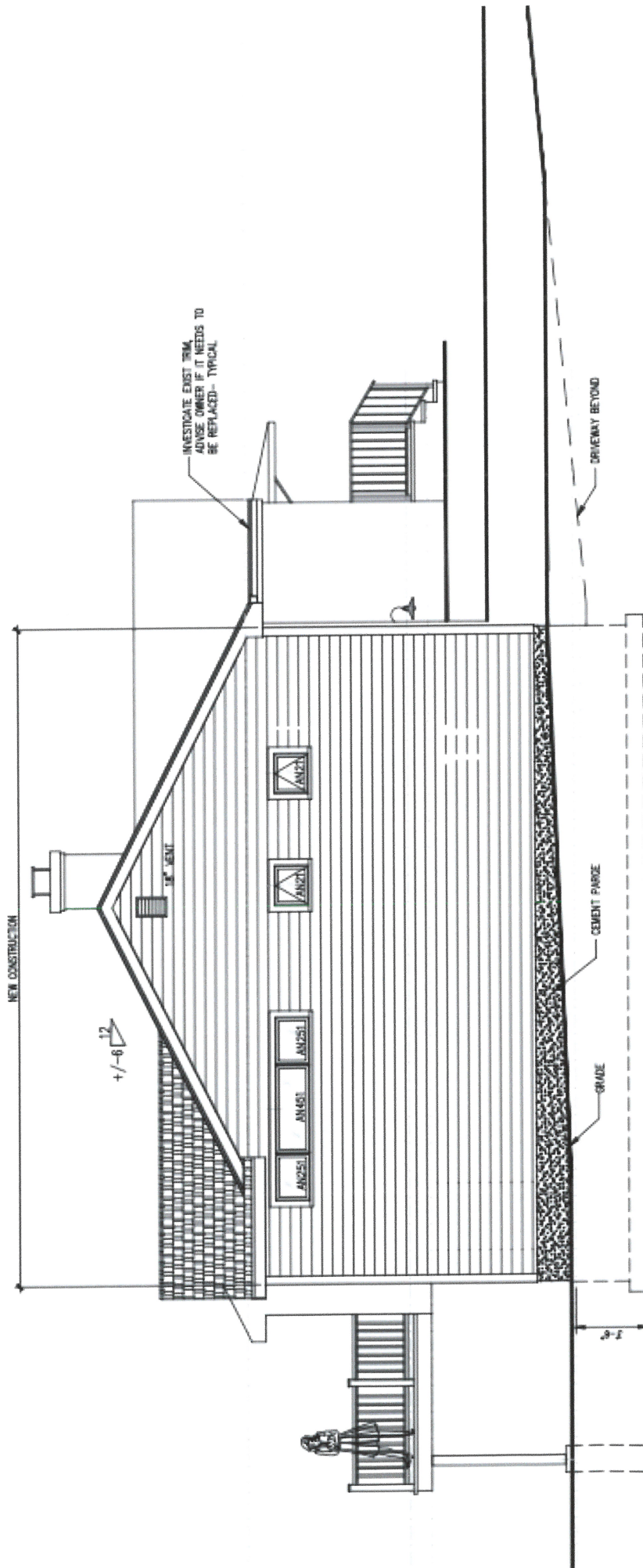
- TYP. 8" FOUND. CONC. WALL
- 8" CONC. BLOCK WALL w/ 1/4 IMPROV 48" VERT.
- 4" DUB-O-WALL EVERY OTHER COURSE
- 22" x 10" MIN. THICK. CONT. CONC. FTNG.
- W/ 3/4" CONC.
- #4 BOWELS @ 48" O/C
- WATERPROOFING BELOW GRADE ON
- 1" CEMENT PARGE

1 FRONT ELEVATION  
 A20V SCALE: 3/16" = 1'-0"





3 REAR ELEVATION  
 A201 SCALE: 3/16" = 1'-0"



4 SIDE ELEVATION  
 A201 SCALE: 1/4" = 1'-0"