Application # 011-24

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

(X) Variance(s) () Special Permit () Appeal from Do () Extension of Ti () Gasoline Statio () Motor Vehicle	ecision of Zoning Enforce ime on Site Approval Approval:		·)	
, ,	. ,	• • • • • • • • • • • • • • • • • • • •	•	
2. Address of affect	-			
143 Myrtle Aven	ue Stamford	.06902		
stre	eet	zip coo	e	
Property is located on the	north () south ()	east () west(X) side of	the str	eet.
Block: 104	Zone: M-L	Sewered Property (X) yes	() no
Is the structure 50 years of Corner Lots Only: Interse Within 500 feet of another	ecting Street: N/A	Yes () Town of		
3. Owner of Property:	143 Myrtle Ave LLC	/ Chris and Curt Riley	and the state of t	
Address of Owner:	107 Myrtle Avenue	e, Stamford CT	Zip	06902
Applicant Name:	Pierre-Christian D. Frye A	NA		
Address of Applicant	115 Pocono Road #614,	Brookfield CT	Zip .	06804
Agent Name: Pie	rre-Christian D. Frye AIA			
Address of Agent:	115 Pocono Road #614,	Brookfield CT	Zip .	06804
EMAIL ADDRESS:	pcdfarch@gmail.com	annuality from letters of refer		
(Mus	st be provided to receive	comments from letters of refer	iai)	
Telephone # of Agent_	(203) 918-1176	Telephone # of Owner(2	203) 85	58-3115

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
segmés a print	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.
was natural design	

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)
SPECIALEXCEPTION is requested as authorized by Section(s)
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

	1 Shel	Pierre-Christian D. Frye AlA		
	Signature of : ()Ag	ent (X) Applicant	()Owner
Date Filed:	7/19/2023	anni de la companya d		
Zoning Enfor	rcement Officer Comments:			
	OF THE ZONING ENFORCE section only for appeals of zoning			
	THE ZONING ENFORCEMENT O	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

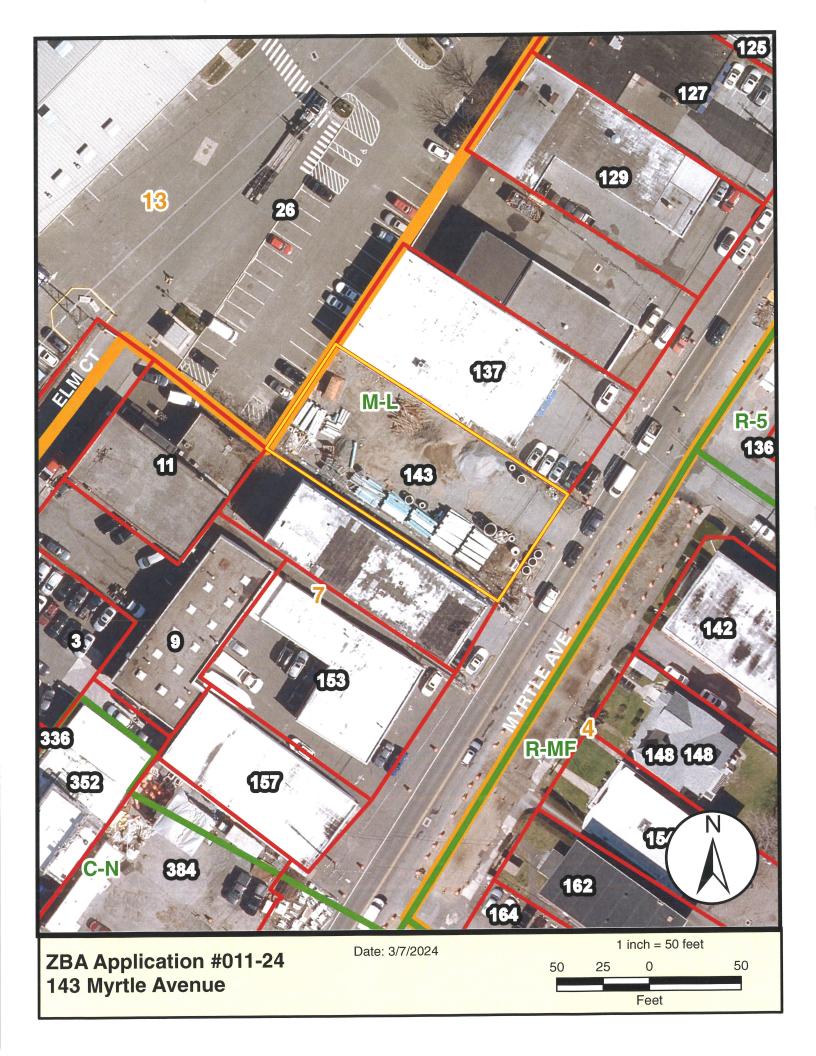
Alternate
Ernest Matarasso
Matthew Tripolitsiotis
Jeremiah Hourihan

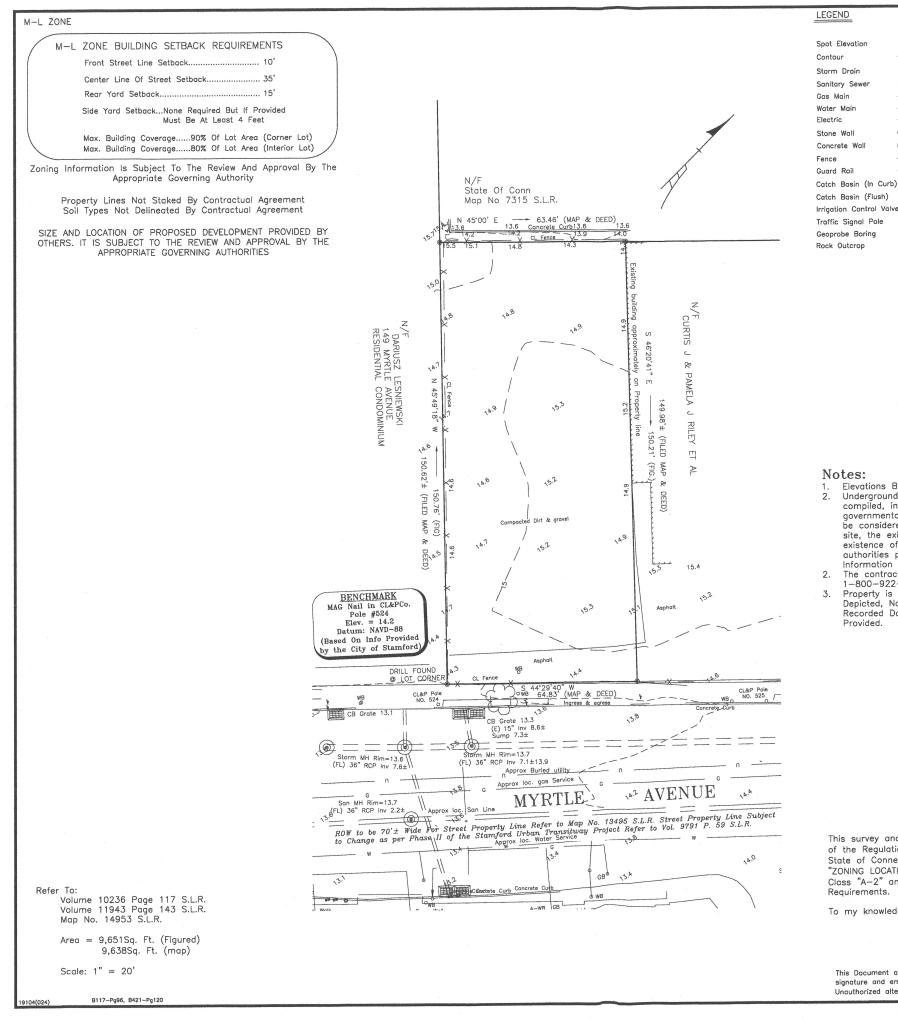
Land Use Administrative Assistant

Mary Judge

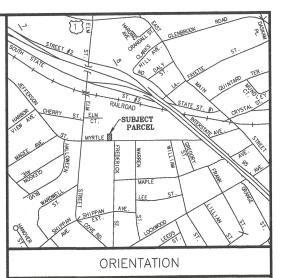
ALL APPLICANTS MUST MAKE AN APPOINTMENT WITH THE ZONING ENFORCEMENT OFFICE FOR PLAN REVIEW OF ZBA APPLICATIONS AT LEAST ONE WEEK PRIOR TO THE APPLICATION DEADLINE.

Difficultivity of the state of
Zoning Enforcement: Date: Date:
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: Zoning Board ZBA





Block No. 104 x 100.0 --- 100 ---- α 0 Yard Drain 紫 Irrigation Control Valve Light Pole \boxtimes Sign Tree Gas Box Water Box



#011-24

- 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

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

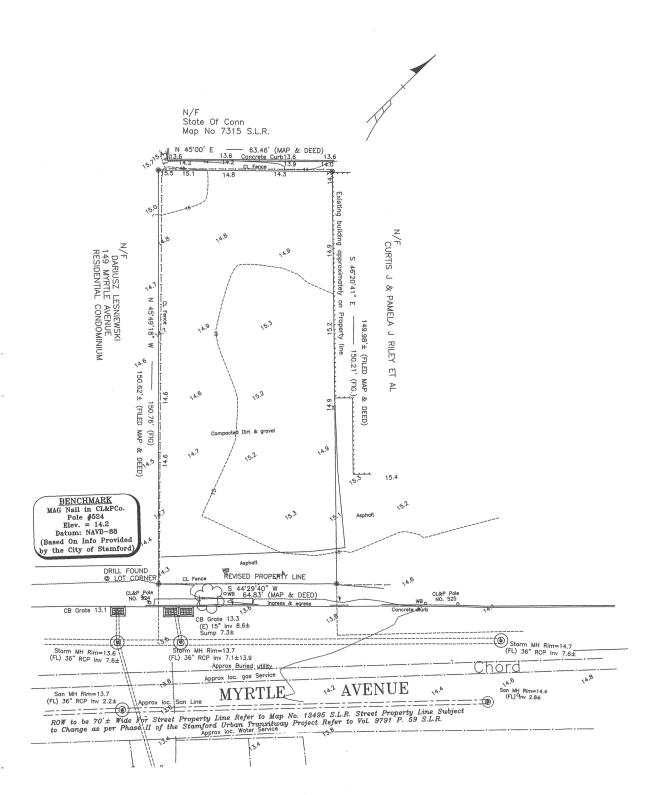


This survey and map has been prepared in accordance with Section 20-300b-1 thru 20-300b-20of the Regulation of Connecticut State Agencies—"Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a "ZONING LOCATION SURVEY"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

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

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. STAMFORD, CONNECTICUT FEBRUARY 14, 2023



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BUILDING

NEW SINGLE STOREY

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

Щ

AVENUE

MAX ALLOWED COVERAGE ON SITE = 80% OF TOTAL PROPERTY

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

Storm MH Rim=14.7 (FL) 36" RCP Inv 7.6±

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

TOTAL = 21 OCCUPANTS



143 MYRTLE / STAMFORD, (

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EXISTING SITE PLAN - F PROPOSED

FOR ZONING BOARD OF APPEALS APPROVAL

SITE PLAN - PROPOSED NEW BUILDING

State Of Conr

(F)

Map No 7315 S.L.R.

N 45'00' E 63.46' (MAP & DEED) 13.6 Concrete Curb13.6 14.2 CL Fence 13.9

<u>0" | 12'-0"</u>

REVISED PROPERTY LINE

S 44'29'40" W OWB 64.83' (MAP & DEED)

Approx Buried utility

Approx loc. gas Service

MYRTLE

ROW to be 70' ± Wide Nor Street Property Line Refer to Map No. 13495 S.L.R. Street Property Line Subject to Change as per Phase II of the Stanford Urban Transitway Project Refer to Vol. 9791 P. 59 S.L.R. Approx loc. Water Service

48'-0"

BENCHMARK
MAG Nail in CL&PCo.
Pole #524
Elev. = 14.2
Datum: NAVD-88
(Based On Info Provided

by the City of Stamford

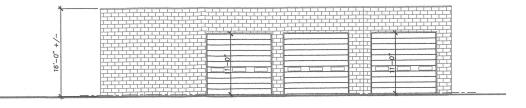
Storm MH Rim=13.6 (FL) 36" RCP Inv 7.6±

DRILL FOUND

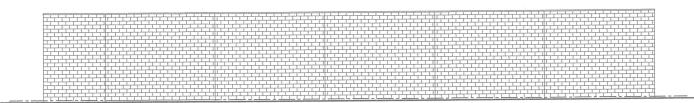
FLOOR PLAN - NEW BUILDING



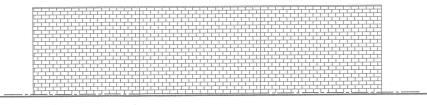
MYRTLE AVENUE



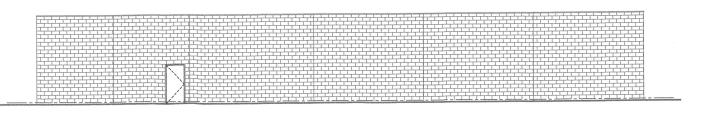
ELEVATION - EAST (MYRTLE AVENUE FACADE) PROPOSED
SCALE: 1/8" = 1'-0"



ELEVATION - SOUTH PROPOSED



ELEVATION - WEST PROPOSED



ELEVATION - NORTH PROPOSED

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NEW SINGLE STOREY BUILDING

143 MYRTLE AVENUE STAMFORD, CT 06902



FLOOR PLAN / EXTERIOR ELEVATIONS

FOR ZONING BOARD OF APPEALS APPROVAL