

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](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:**

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

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**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.

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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):

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.

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

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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:

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

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**SIGNATURE REQUIRED FOR ALL APPLICATIONS**



Pierre-Christian D. Frye AIA

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

Date Filed: 7/19/2023

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Zoning Enforcement Officer Comments:

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**DECISION OF THE ZONING ENFORCEMENT OFFICER**

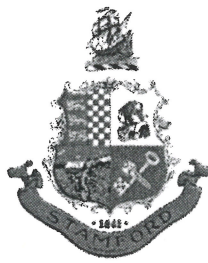
(Complete this section **only** for appeals of zoning enforcement officer decision)

DECISION OF THE ZONING ENFORCEMENT OFFICER dated \_\_\_\_\_ is appealed because:

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**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: \_\_\_\_\_

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

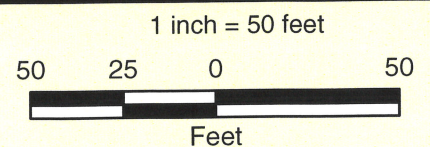
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**ZBA Application #011-24**  
**143 Myrtle Avenue**

Date: 3/7/2024

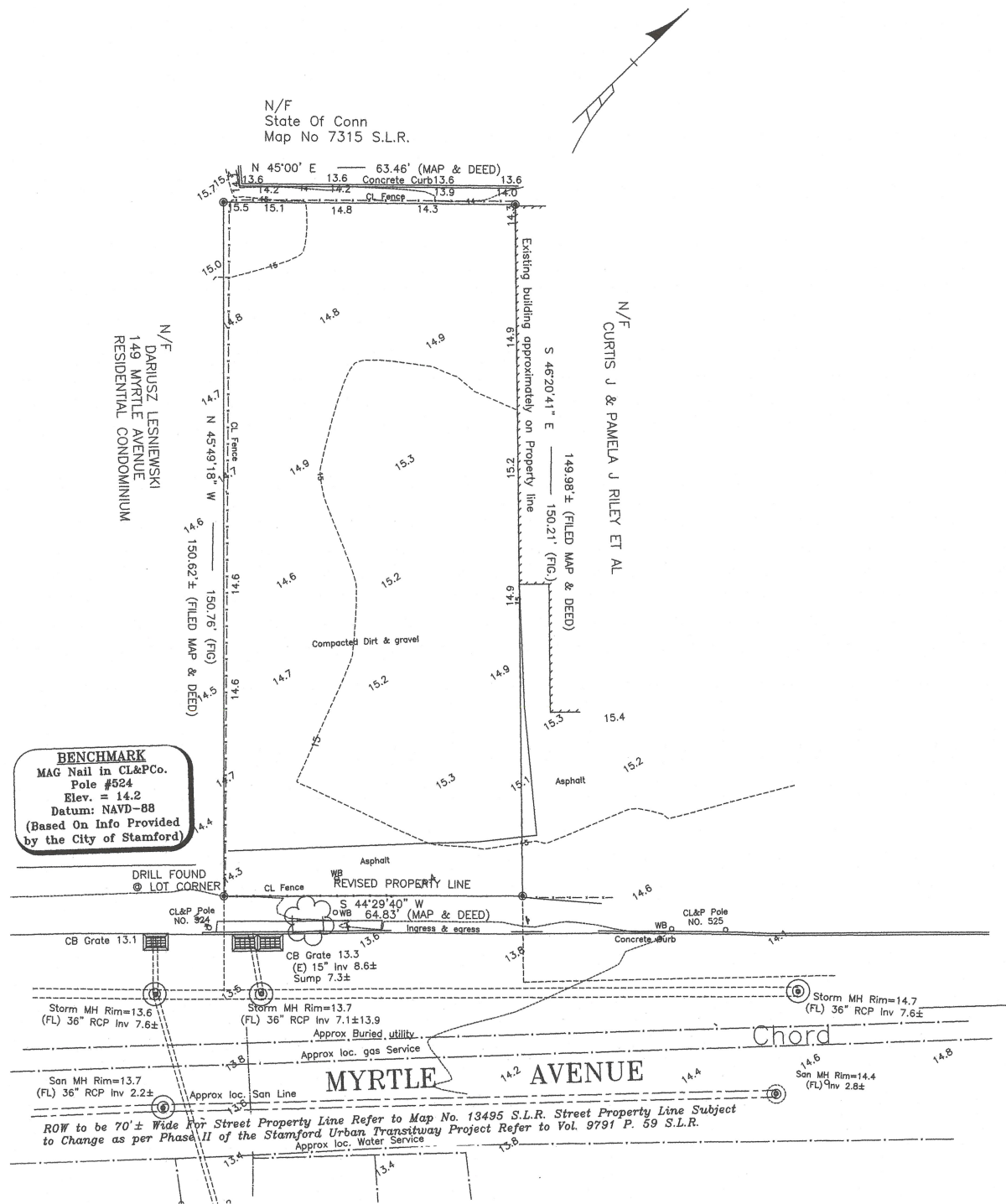




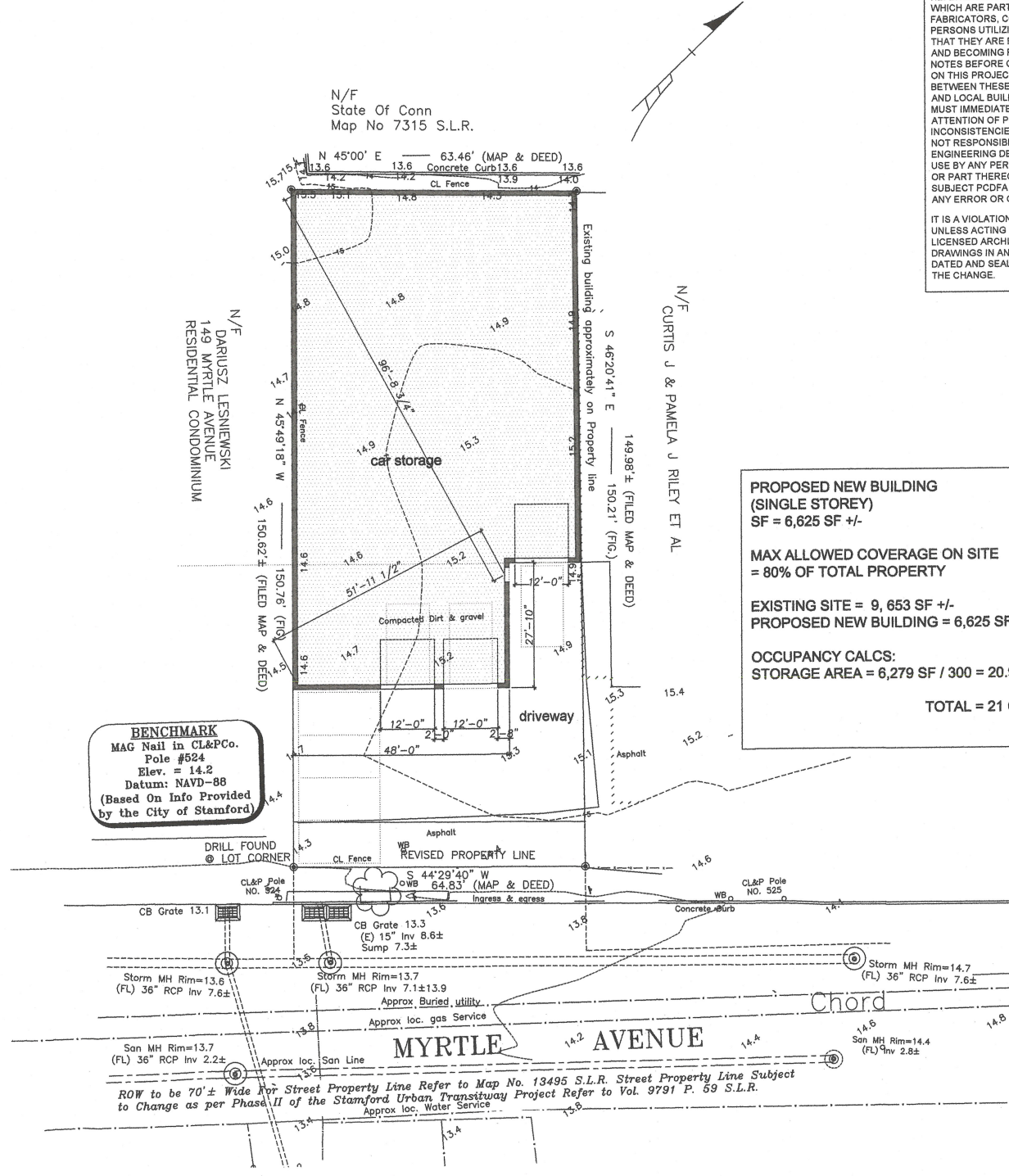
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1/26/2024, 10:07 AM, C:\USERS\PCDFA\PROJECTS\2023\143 MYRTLE AVENUE - STAMFORD CIVIL DRAWINGS\CD SET - 10 SITE PLAN\SE-1.0



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

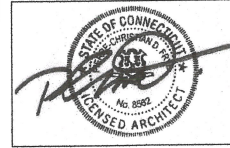


2 SITE PLAN - PROPOSED NEW BUILDING  
SCALE: 1/16" = 1'-0"

FOR ZONING BOARD OF  
APPEALS APPROVAL

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Frye RA

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**

NEW SINGLE STOREY BUILDING  
143 MYRTLE AVENUE  
STAMFORD, CT 06902

**PCDFA**  
PCDF ARCHITECTURE LLC  
residential architecture  
commercial architecture  
interior design  
project management

115 Pocono Road #614  
Brookfield, Connecticut 06804

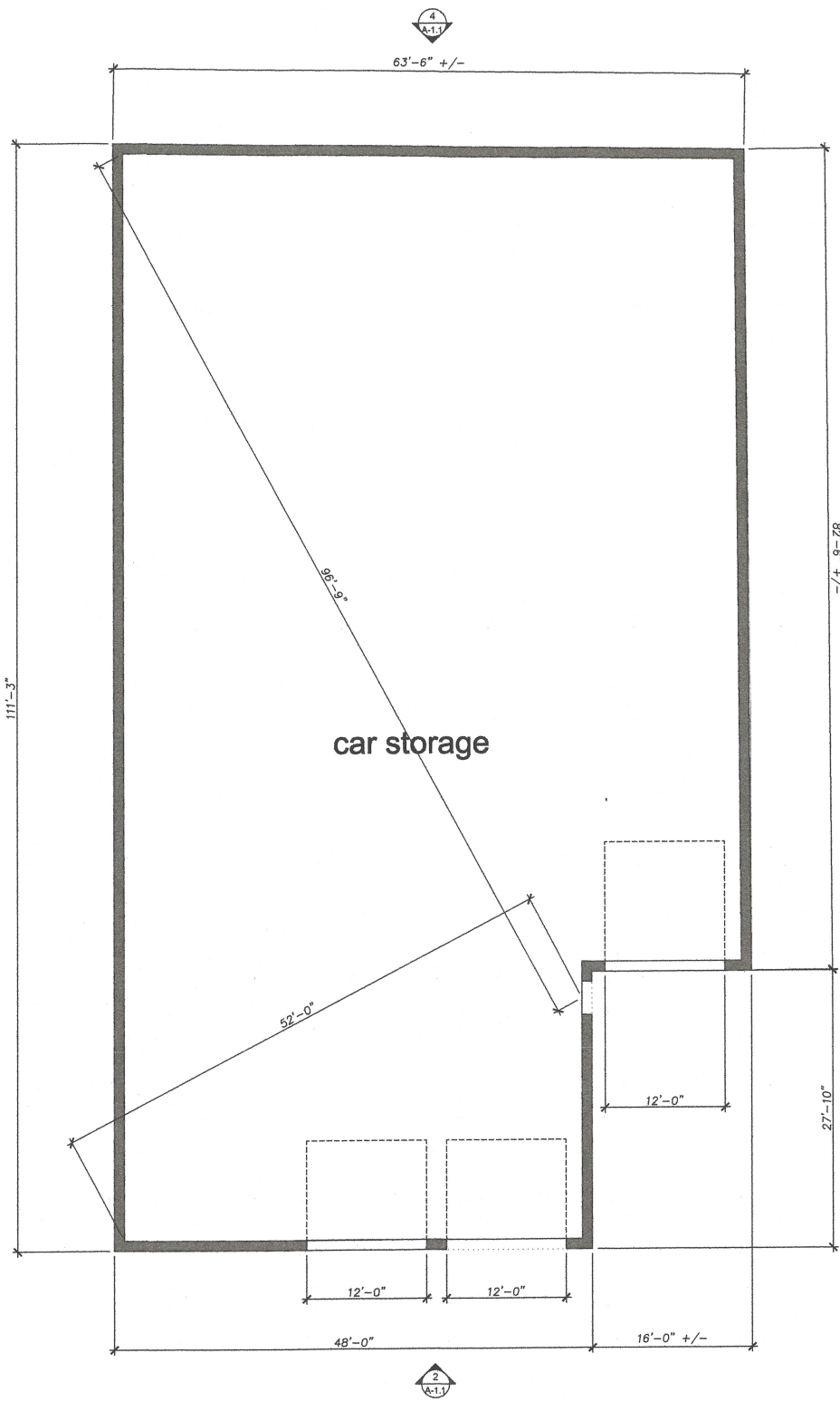
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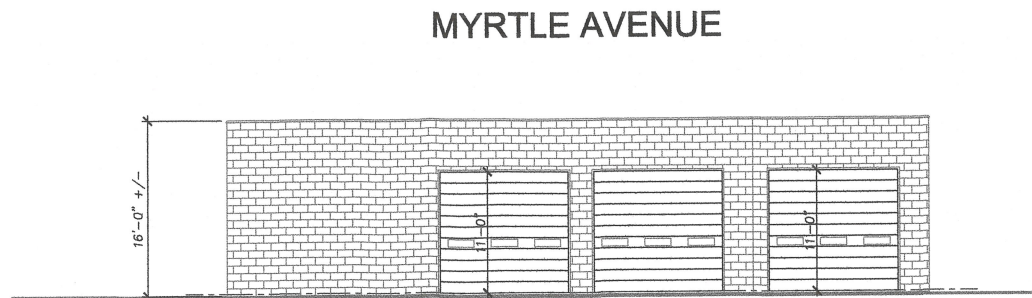
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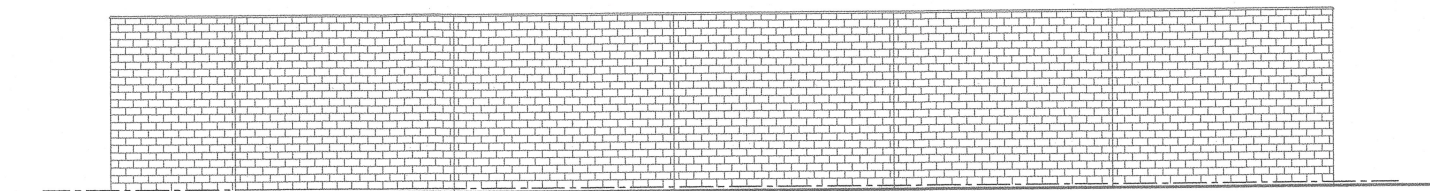
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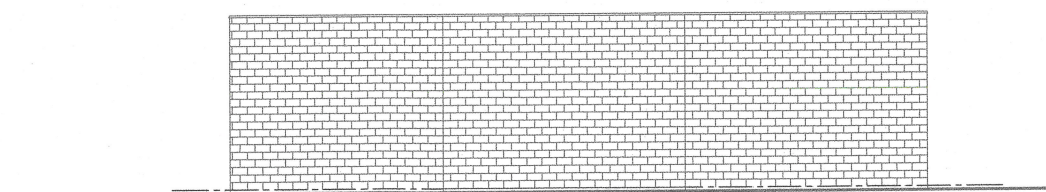
1 FLOOR PLAN - NEW BUILDING  
SCALE: 1/8" = 1'-0"



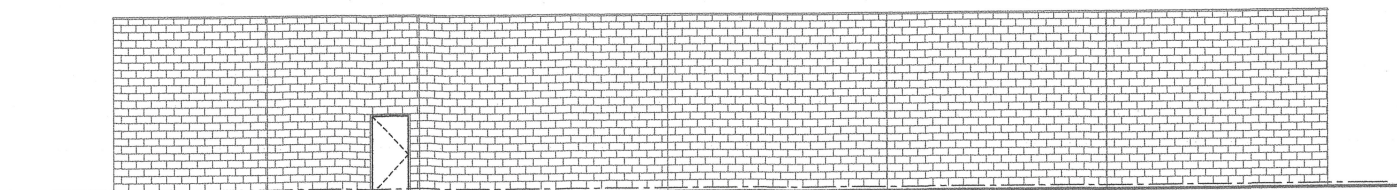
2 ELEVATION - EAST (MYRTLE AVENUE FACADE) PROPOSED  
SCALE: 1/8" = 1'-0"



3 ELEVATION - SOUTH PROPOSED  
SCALE: 1/8" = 1'-0"



4 ELEVATION - WEST PROPOSED  
SCALE: 1/8" = 1'-0"



5 ELEVATION - NORTH PROPOSED  
SCALE: 1/8" = 1'-0"

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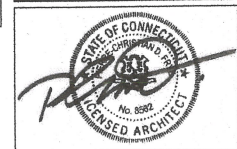
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NEW SINGLE STOREY BUILDING

143 MYRTLE AVENUE  
STAMFORD, CT 06902

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

FLOOR PLAN /  
EXTERIOR ELEVATIONS

DRAWING NUMBER

A-1.1

FOR ZONING BOARD OF  
APPEALS APPROVAL