



APPLICATION FOR SPECIAL PERMIT

Complete, notarize, and forward **thirteen (13) hard copies and (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filing fee (see **Fee Schedule** below), payable to the City of Stamford.

NOTE: Cost of required advertisements are payable by the Applicant and performance of required mailing to surrounding property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

Fee Schedule

Special Permit 20,000 sq. ft. or less	\$460.00
Special Permit more than 20,000 sq. ft.	\$460.00 + \$30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

APPLICANT NAME (S): 237-241 Henry Street LLC

APPLICANT ADDRESS: 106 Pine Hill Ave Unit 1, Stamford, CT 06906

APPLICANT PHONE #: 203-627-8071

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 237-241 Henry Street, Stamford, CT 06902

ADDRESS OF SUBJECT PROPERTY: 237-241 Henry Street, Stamford, CT 06902

PRESENT ZONING DISTRICT: R-MF

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: A-1 to A-F, A-2.00, A-2.01, A-2.02, A-3.01, A-3.02, A-3.03, A-3.04, S-1.01, SY-0.01, A-0.01, A-0.02, A-1.01, A-1.02, A-1.03, A-1.04, A-1.05, A-1.06

REQUESTED SPECIAL PERMIT: (Attach written statement describing request)
237 Henry Street home will be demolished. A new replica will be erected which will have the same facade as the existing historic house and will retain all the important historic features.

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)
Map # 15163, block 86, instr. # 2020020190

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:

NAME & ADDRESS	LOCATION
<u>Piotr Laskowski, 106 Pine Hill Ave Unit 1, Stamford, CT</u>	<u>237 Henry Street</u>
<u>Pawel Laskowski, 125 Joffre Ave, Stamford, CT</u>	<u>237 Henry Street</u>

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? NO (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application - PA 87-307).

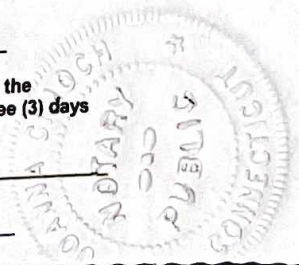
DOES THE PROJECT RESULT IN THE CREATION OF 10 OR MORE UNITS OR 10,000 SF OR MORE IN FLOOR AREA OR DISTURBANCE OF 20,000 SF OR MORE IN LAND AREA, THROUGH NEW DEVELOPMENT, RECONSTRUCTION, ENLARGEMENT OR SUBSTANTIAL ALTERATIONS? NO (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).



DATED AT STAMFORD, CONNECTICUT, THIS 26 DAY OF February 20 21

SIGNED: [Signature]

NOTE: Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.



STATE OF CONNECTICUT
 COUNTY OF FAIRFIELD ss STAMFORD February 26, 20 21

Personally appeared Piotr Laskowski, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

Joanna Cimoch
 Notary Public - Commissioner of the Superior Court

Joanna Cimoch
 Notary Public-Connecticut
 My Commission Expires
 March 31, 2025

FOR OFFICE USE ONLY

APPL. #: _____ Received in the office of the Zoning Board: Date: _____
 By: _____



APPLICATION FOR APPROVAL OF SITE & ARCHITECTURAL PLANS AND / OR REQUESTED USES

Complete, notarize, and forward **thirteen (13) hard copies and one (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filling fee (see Fee Schedule below), payable to the City of Stamford.

NOTE: Cost of required Public Hearing advertisements are payable by the Applicant and performance of required mailing to surrounding property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE: \$60.00** for First page - \$5.00 for each additional page)

Fee Schedule - WITHOUT GDP

Site Plans 20,000 sq. ft. or less of building area application fee -without GDP	\$460.00
Site Plans more than 20,000 sq. ft. of building area-application Fee -without GDP	\$460.00 + \$30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

Fee Schedule - WITH GDP

Site Plans 20,000 sq. ft. or less of building area application fee -with GDP.	\$260.00
Site Plans more than 20,000 sq. ft. of building area-application Fee -with GDP.	\$260.00 + \$10 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

APPLICANT NAME (S): 237-241 Henry Street LLC
 APPLICANT ADDRESS: 106 Pine Hill Ave Unit 1, Stamford, CT 06906
 APPLICANT PHONE #: 203-627-8071
 IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes
 LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 237-241 Henry Street, Stamford, CT 06902
 ADDRESS OF SUBJECT PROPERTY: 237-241 Henry Street, Stamford, CT 06902
 PRESENT ZONING DISTRICT: R-MF
 TITLE OF SITE PLANS & ARCHITECTURAL PLANS: A-1 to A-7, A-2.00, A-2.01, A-2.02, A-3.01, A-3.02, A-3.03, A-3.04, S-1.01, S4-0.01, A-0.01, A-0.02, A-1.01, A-1.02, A-1.03, A-1.04, A-1.05, A-1.06.
 REQUESTED USE: The new replica of 237 Henry Street will be a residential rental unit.
 LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number) Map # 15163, block 86, instr. # 2020020190

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:

<u>NAME & ADDRESS</u>	<u>LOCATION</u>
<u>Piotr Laskowski, 106 Pine Hill Ave Unit 1, Stamford</u>	<u>237 Henry Street</u>
<u>Janet Laskowski, 125 Zoffe Ave, Stamford</u>	<u>237 Henry Street</u>

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? No (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application - PA 87-307).

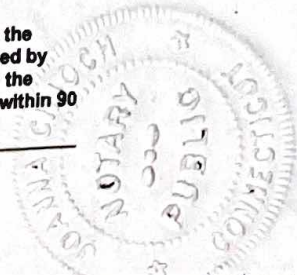
DOES THE PROJECT RESULT IN THE CREATION OF 10 OR MORE UNITS OR 10,000 SF OR MORE IN FLOOR AREA OR DISTURBANCE OF 20,000 SF OR MORE IN LAND AREA, THROUGH NEW DEVELOPMENT, RECONSTRUCTION, ENLARGEMENT OR SUBSTANTIAL ALTERATIONS? No (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).



DATED AT STAMFORD, CONNECTICUT, THIS 26 DAY OF February 2021

SIGNED: _____
[Signature]

NOTE: The application cannot be scheduled for public hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw the application, this must be done in writing, and be received by the Zoning Board at least three (3) working days prior to public hearing in order to provide sufficient time to publicize the withdrawal. Applications withdrawn less than three (3) days prior to a schedule hearing date will not be rescheduled within 90 days.



STATE OF CONNECTICUT
 ss STAMFORD February 26, 20 21

COUNTY OF FAIRFIELD
 Personally appeared Piotr Laskowski, signer of the foregoing application, who acknowledged to me the truth of the contents thereof, before me.

Joanna Cimoch
 Notary Public - Commissioner of the Superior Court

Joanna Cimoch
 Notary Public-Connecticut
 My Commission Expires
 March 31, 2025

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By: _____



APPLICATION FOR COASTAL SITE PLAN REVIEW

Complete, notarize, and forward **thirteen (13) hard copies and one (1) electronic copy in PDF format** of all project plans and documents to Clerk of the Zoning Board with a (see Fee Schedule Below) payable to the City of Stamford.

An additional fee of \$50 for single-family zoned property and \$100 for properties with all other zoning designations is required for review by the Stamford Harbor Management Commission. Two separate checks are required with the submission of the application

NOTE: ADVERTISING COST OF THE RESULTS OF THE ZONING BOARD REVIEW IS PAYABLE BY THE APPLICANT PRIOR TO PUBLICATION.

Fee Schedule

Coastal Site Plan Review (Commercial Projects Under 5,000 sq. ft. or Single Family Detached Home)	\$335.00
Coastal Site Plan Review (Commercial Projects of 5,000 sq. ft. or more or residential projects with two or more dwellings units)	\$335.00 + \$10 per 1,000 sq. ft. or per unit in excess of 5,000 sq. ft. or one unit.

APPLICANT NAME (S): 237-241 Henry Street LLC
 APPLICANT ADDRESS: 106 Pine Hill Ave Unit 1, Stamford, CT 06906
 APPLICANT PHONE #: 203-627-8071
 PROJECT LOCATION: 237-241 Henry Street, Stamford, CT 06902
 PROPERTY OWNER (S): 237-241 Henry Street LLC
 CONTACT FOR QUESTIONS: Piotr 203-627-8071
 ACREAGE OF PROJECT PARCEL: 12,250 Sq ft.
 SQUARE FEET OF PROPOSED BUILDING: 3,513 Sq ft.
 ZONING DISTRICT OF PROJECT PARCEL: R-MF

PROJECT DESCRIPTION: To build 5 attached Condominiums and build one new replica which will have the same facade as the existing historic house.

Coastal resources on which the project is located or which will be affected by the project: (See "Index of Policies" Planning Report 30)

Coastal policies affected by the project: (See "Index of Policies" Planning Report 30)

- a. bluffs or escarpments
- b. rocky shoreline
- c. beaches and dunes
- d. intertidal flats
- e. tidal wetlands
- f. freshwater wetlands
- g. estuarine embayments
- h. coastal flood hazard areas
- i. coastal erosion hazard area
- j. developed shoreline
- k. islands
- l. coastal waters
- m. shorelands
- n. shellfish concentration areas
- o. general resource
- p. air resources

- a. water dependent uses
- b. ports and harbors
- c. coastal structures & filling
- d. dredging & navigation
- e. boating
- f. fisheries
- g. coastal recreation access
- h. sewer & water lines
- i. energy facilities
- j. fuel, chemicals & hazardous materials
- k. transportation
- l. solid waste
- m. dams, dikes & reservoirs
- n. shellfish concentration
- o. general development
- p. open space

If the project is adjacent to coastal waters, is the project water dependent? (See C.G.S. sec. 22a-98)
 YES NO NOT APPLICABLE

If yes, in what manner?
 Docks, piers, etc
 Industrial process or cooling waters?
 General public access
 Other, please specify: _____



What possible adverse or beneficial impacts may occur as a result of the project? (Attach additional sheet if necessary)

Reduction in storm water runoff, improvement of runoff water quality, groundwater recharge, and improvement of housing stock.

How is the proposal consistent with all applicable goals and policies of the CAM Act?

Minimal/no impacts on coastal resources, provides residential uses.

What measures are being taken to mitigate adverse impacts and eliminate inconsistencies with the CAM Act? (Attach additional sheet if necessary)

Stormwater management per the City Drainage Manual, Soil erosion controls during construction.

Is there any deed restriction(s) that may prohibit the construction proposed in this application? NO

If yes, list Town Clerk Book & Page reference: NA

Is any injunction or other litigation pending concerning this property? No

If yes, include citation: NA

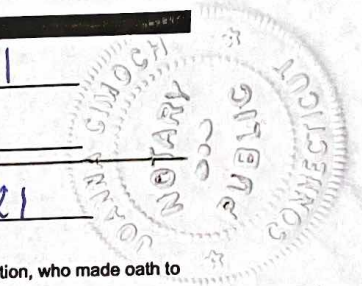
DATED AT STAMFORD, CONNECTICUT, THIS 26 DAY OF February 20 21

SIGNED: [Signature]

STATE OF CONNECTICUT
 COUNTY OF FAIRFIELD ss STAMFORD February 26, 20 21

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 My Commission Expires
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By: _____

MAYOR
DAVID MARTIN



DIRECTOR OF OPERATIONS
MARK MCGRATH

LAND USE BUREAU CHIEF
RALPH BLESSING
Tel: (203) 977-4714

CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION
888 WASHINGTON BOULEVARD
P.O. Box 10152
STAMFORD, CT 06904 -2152

Application for HPAC- Review

Name of Project	237-241 Henry Street LLC		
Address of project	237 Henry Street	Nearest cross street	S. Pacific St.
Tax ID:	000 5218	Building zone:	R-MF
Date of original structures:	1900	Date of out-buildings or additions:	NA
Current use:	Residential rental	Proposed use:	Residential rental
Changes to floor area: Existing area:	Yes	Proposed area:	
Is this a demolition application only?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	
Has site plan been submitted to Planning and Zoning?	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	
Has the project been reviewed by HPAC before?	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	

Briefly describe the project:

We plan to completely demolish existing house at 237 Henry Street. Then we plan to erect a new replica in same space. It will have the same facade as the existing historic house and it will retain all the important historic features.

Name of Property Owner: 237-241 Henry Street LLC E-mail: Kalasinc@yahoo.com
Address: 106 Pine Hill Ave Unit 1 Daytime phone: 203-627-8071
Stamford, CT 06906
Signature of Owner: [Signature]

Name of Applicant: Piotr Laskowski E-mail: Kalasinc@yahoo.com
Address: 106 Pine Hill Ave Unit 1 Daytime phone: 203-627-8071
Stamford, CT 06906
Signature of Applicant: [Signature]

Architecture firm: Elena Kalman Architect E-mail: elena@kalmandesign.com
Address: 99 Wild Duck Road Daytime phone: 203-329-3074
Name of presenter: Piotr Laskowski

Applications to the HPAC must include all documents and drawings that describe the project.
A list of submittal requirements is on a separate sheet. Please use this as a check list and attach to this form.

237-241 Henry Street LLC

106 Pine Hill Ave Unit 1

Stamford, CT 06906

203-627-8071

March 4, 21

Re: 237 & 239-241 Henry Street

Stamford, CT

Map # 15163, block 86, instr. #2020020190

Zoning: RMF with section 7.3 bonuses.

To whom it may concern:

I, Piotr Laskowski and my brother Pawel Laskowski purchased the above captioned property in July 2018. We had the lots 237 and 239-241 Henry Street combined on December 8, 2020. The property used to have two houses and the garage. At this point the house at 239-241 Henry Street and the garage are already demolished.

Originally, we did not intend to save any of the existing houses and our plan was to do a completely new development consisting of 6 townhouses. The total area of the combined lots is 12,250 square feet, which as of right allows for 6 dwelling units.

After we met with the HPAC representatives and had some discussions with Todd Levine, a historian at the State Historic Preservation Office, we considered preserving the house at 237 Henry Street. Todd Levine came up with a sketch of a site plan which we adopted. The sketch showed existing house preserved and townhouses behind it. The plan utilizes bonuses offered by 7.3 section of the Stamford Zoning Regulations., including an additional dwelling unit.

So, now we are proposing to develop this property and to erect total of 7 dwelling units. Two of the dwelling units will be located in a two-family house in front of the property. Another 5 dwelling units will be located in the attached townhouses behind the two-family house.

The existing house at 237 Henry street dates to the beginning of the last century and, according to several local historic preservation experts, is a valuable asset to the neighborhood. We considered preserving and renovating this structure. However, the house is in a very bad condition: it has cracks in

foundation walls, the floor framing is done with 2x6 floor joists, some of the exterior walls are missing studs and in other places the 1x4 studs are used. Structurally the house is not stable. There are hardly any intact historic elements left: the windows are vinyl, the roofing is asphalt shingles, the original siding and most of the sheathing are rotted beyond repair. Only the porch posts appear to be original and relatively well preserved.


So, at this point we have engaged an architect, Elena Kalman, AIA to document the existing conditions and to design an exact replica which would replace this house. The replica have the same footprint as the existing house; it will have the exact dimensions and proportions of the existing house façade, including the porch, window and door openings, entry stoop, etc. The existing porch posts will be re-used in a newly constructed porch and missing brackets will be added.

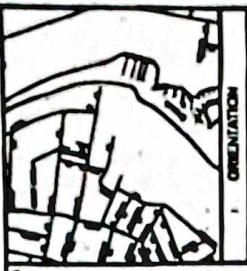
This new replica will look as the original house looked when it was first erected. It will be in scale with the houses on both sides of it. This replica structure is 52 feet long and the taller building with 5 townhouses is located beyond it. Thus the tall structure will not be a part of the street façade.

We are seeking the approval of our proposed development as shown on the plans attached. We believe that the proposed project is in keeping with the character of the neighborhood and promise that the quality of construction will be exemplary. Our new apartments will be comfortable and will help the South End to remain a friendly and beautiful place to live.

Sincerely,

Piotr Laskowski



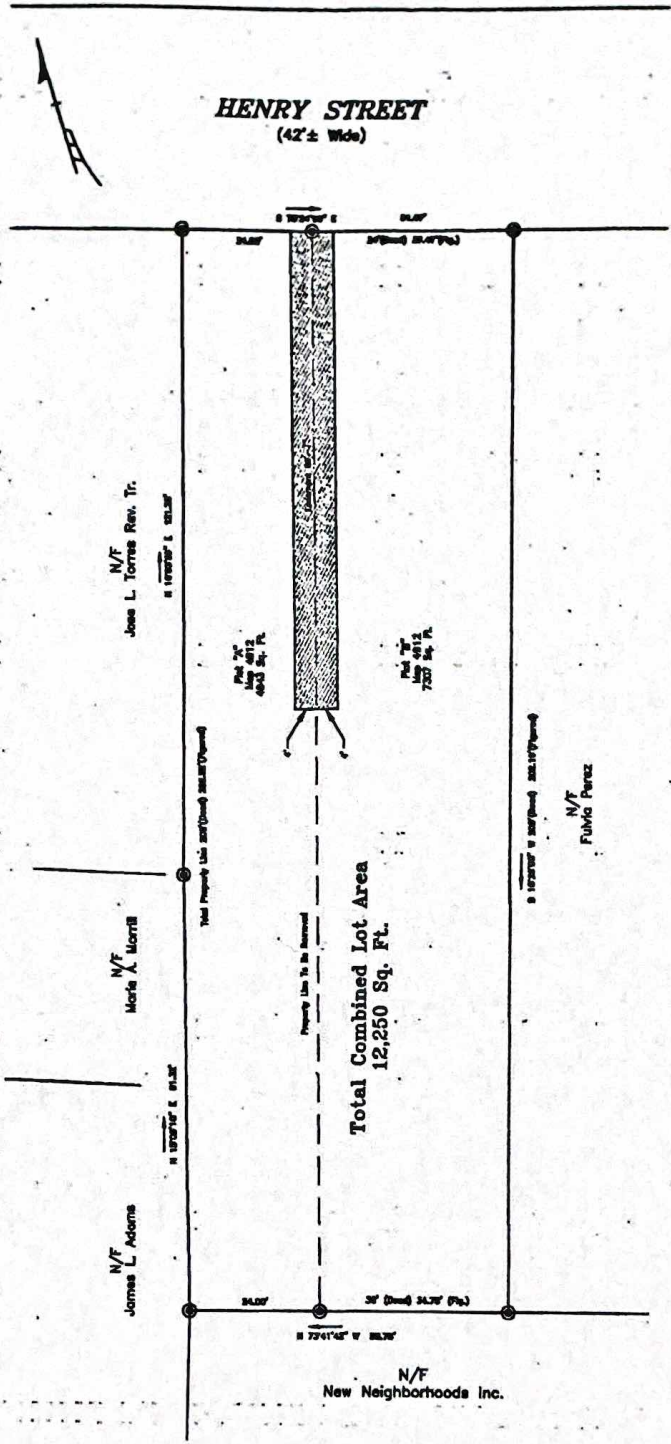


ORIENTATION
 NORTH TO RIGHT OF HENRY STREET

REVISIONS TO ALL
 PLANS SHALL BE
 MADE BY THE
 ARCHITECT
 AND NOT BY THE
 ENGINEER

MAP DEPICTING
 CONSOLIDATION OF PROPERTIES OF
 239-241 HENRY STREET ASSOCIATES, LLC
 HENRY STREET
 STAMFORD, CONNECTICUT

APPROVED FOR RECORDATION AND FILING
 DATE 12-8-2020
 BY [Signature]
 Notar Public, duly authorized



PLAT THIS MAP IN ACCORDANCE WITH THE
 REQUIREMENTS OF THE CONNECTICUT
 PLANNING AND ZONING ACT, CH. 80B
 AND THE REGULATIONS THEREUNDER
 AND THE REQUIREMENTS OF THE
 PLANNING AND ZONING COMMISSION
 OF THE TOWN OF STAMFORD, CONNECTICUT

APPROVED BY THE PLANNING AND ZONING COMMISSION
 OF THE TOWN OF STAMFORD, CONNECTICUT
 DATE 12-8-2020
 BY [Signature]
 Notar Public, duly authorized

Map # 15163 BIR 86 Inst. # 2020020190 Dec. 8, 2020

237-241 Henry St LLC
43 Judy Ln
Stamford, CT 06906

200

51-7221/2211

DATE 3/4/2021

PAY
TO THE
ORDER OF

City of Stamford

\$ 1,000.00

One thousand and ⁰⁰/₁₀₀

DOLLARS



Photo
Safe
Deposit®
Details on back

First County Bank

FOR

237 Henry Street Public Hearing fee AL Smith

⑈000200⑈ ⑆221172212⑆ 669684724⑈