

RA-1 ZONE BUILDING SETBACK REQUIREMENTS

EXISTING PROPOSED

Front Street Line Setback.....	40'	55.0'±	XX'±
Center Line Of Street Setback.....	65'	N/A	N/A
Rear Yard Setback.....	60'	347'±	347'±
Side Yard Setback..... 15' w/ Total of.....	35'	2.3± (Comb 40.2±)	2.3± (Comb 40.2±)
Max. Building Coverage.....	15% Of Lot Area	1.9%	2.3%
Max. Building Height .....	3 Story	2 STORIES	18'±
		2 1/2' STORIES	22'±

On any Accessway Lot, the main dwelling and each Accessory Building shall be located at least: (a) the same distance from any two boundaries as is required of a main dwelling from the Front and Rear Lot Lines on an Interior Lot in the district, and (b) from each of the other boundaries, and twenty feet (25') in a RA-1 District. In no event shall any Building on an Accessway Lot be located nearer to any Street than the minimum front setback regulations for the district in which it is located.

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

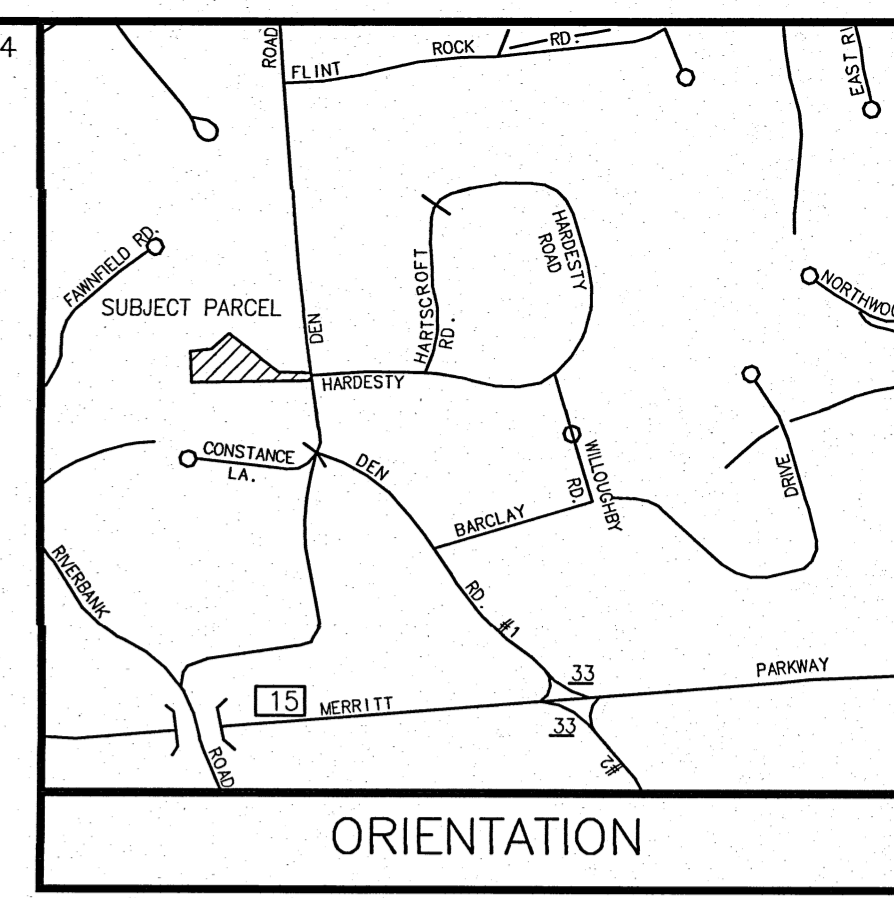
SIZE AND LOCATION OF PROPOSED DEVELOPMENT PROVIDED BY OTHERS. IT IS SUBJECT TO THE REVIEW AND APPROVAL BY THE APPROPRIATE GOVERNING AUTHORITIES

Subject Property Lies in the Mianus River Watershed Area as depicted on the City of Stamford Watershed Boundaries map "Regulated Activity" means any operation within or use of a wetland or watercourse involving removal or deposition of material, or any obstruction, construction, alteration, or pollution of such wetland or watercourse, but shall not include the activities specified in Section 4 of these Regulations. Furthermore, any clearing, grubbing, filling, grading, paving, excavating, constructing, depositing, or removing of material and discharging of storm water on the land within the following upland review areas is a regulated activity: a. Within 50 feet measured horizontally from the boundary of any wetland or watercourse not located within a public water supply watershed; b. Within 75 feet measured horizontally from the boundary of any wetland located within a public water supply watershed; 4 c. Within 100 feet measured horizontally from any watercourse located within a public water supply watershed.

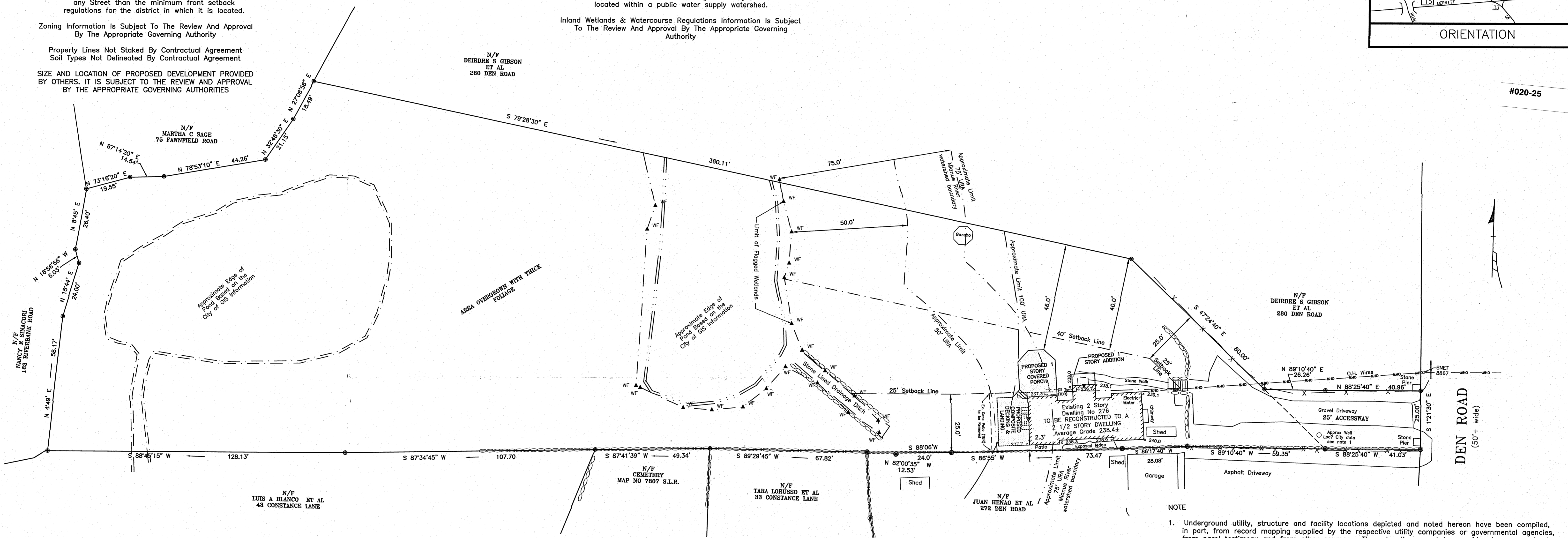
Inland Wetlands & Watercourse Regulations Information Is Subject To The Review And Approval By The Appropriate Governing Authority

LEGEND

Existing	
Stone Wall	
Concrete Wall	
Fence	
Catch Basin (In Curb)	
Catch Basin (Flush)	
Gas Box	
Gas Meter	
Electric Meter	
Water Box	
Monitoring Well	
TO BE REMOVED	
Manhole	
Yard Drain	
Light Pole	
Sign	
Clean Out	
Metal Cover	



#020-25



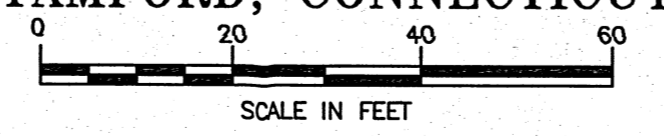
NOTE

- 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 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.
- Any person working on this or Surrounding Properties 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 Title Verification, Restrictive Covenants, Easements and or Private Agreements if any, in addition to those Depicted, Referenced and or noted on this map. Reference is Hereby made to all notes & Depictions on said referenced items. Limited Abstract of Title Provided. Refer to Vol. 12714 P.262 S.L.R.
- Soil Survey Conducted By "Steven Danzer, PhD & Associates LLC". Refer to Soil Report Dated September 24, 2024. Size and Location of the Upland review area is Subject to the review and Approval by the Appropriate Governing Authorities.
- Size and Location of Proposed addition Provided by Others. Refer to plans prepared by JHT Architecture LLC review date 7-4-25 for additional information
- A Variance of Table III, Appendix "B" (Side Yard) is requested for the Proposed Dwelling Reconstruction Depicted on this map

25' Minimum Side yard Setback Allowed  
2.3' Requested for Proposed Reconstruction

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

PLOT PLAN  
PREPARED FOR  
JOHN FRANCIS III & OLIVIA LAROCHE DOWNING  
276 DEN ROAD  
STAMFORD, CONNECTICUT



Refer To:  
LOT NO. 1.  
MAP NO. 8935 S.L.R.  
Lot Area = 1.3539 Acres (EXCLUSIVE OF ACCESSWAY)  
Existing Dwelling, Shed & Gazebo Cover 1.9% of lot Area (Exclusive of patios & Chimney)

Proposed Reconstructed Dwelling, Building Additions, Shed & Gazebo Cover 2.3% of lot Area (Exclusive of Proposed Deck, Chimney and items To be removed (TBR))

Scale: 1" = 20'

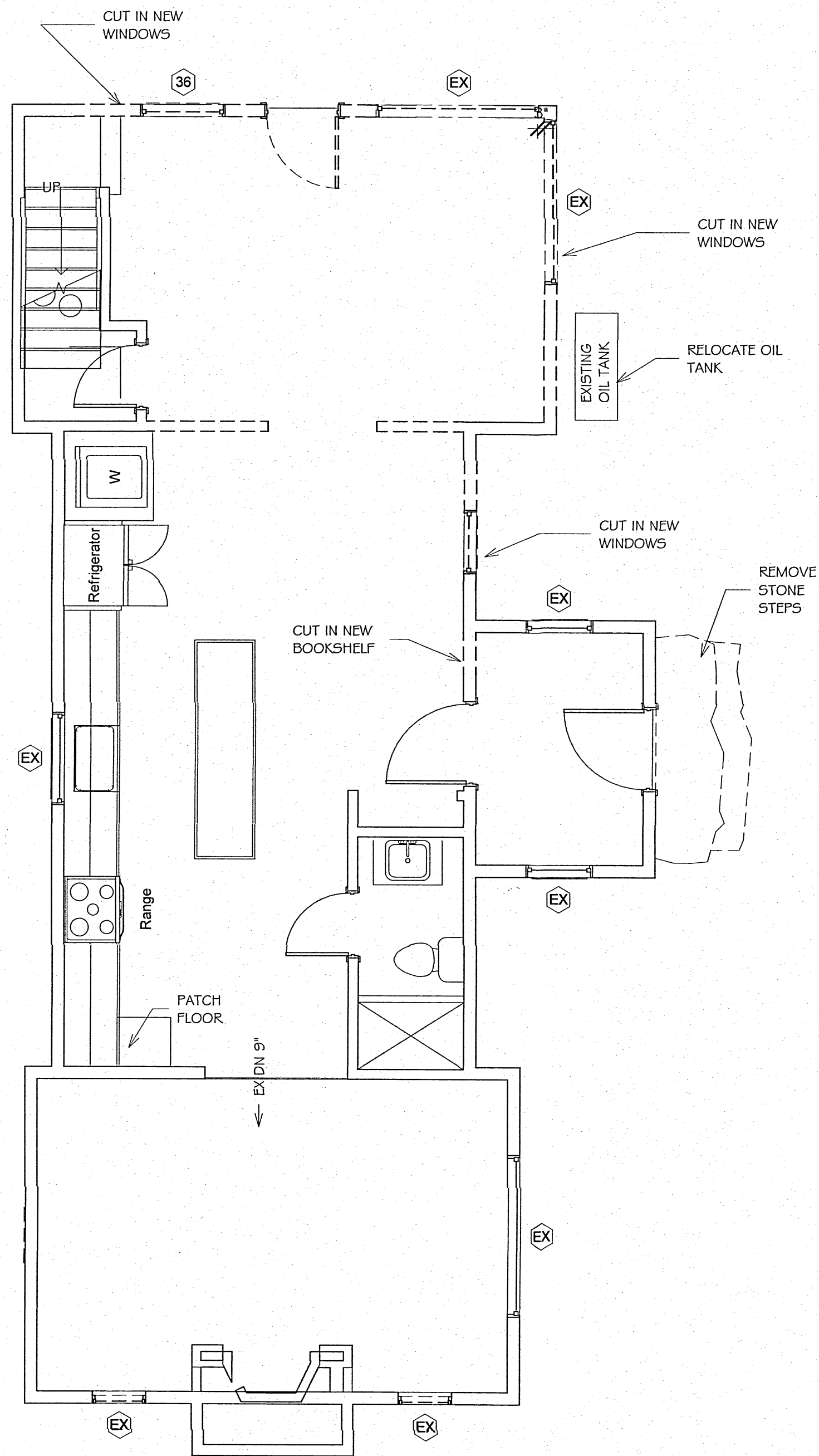
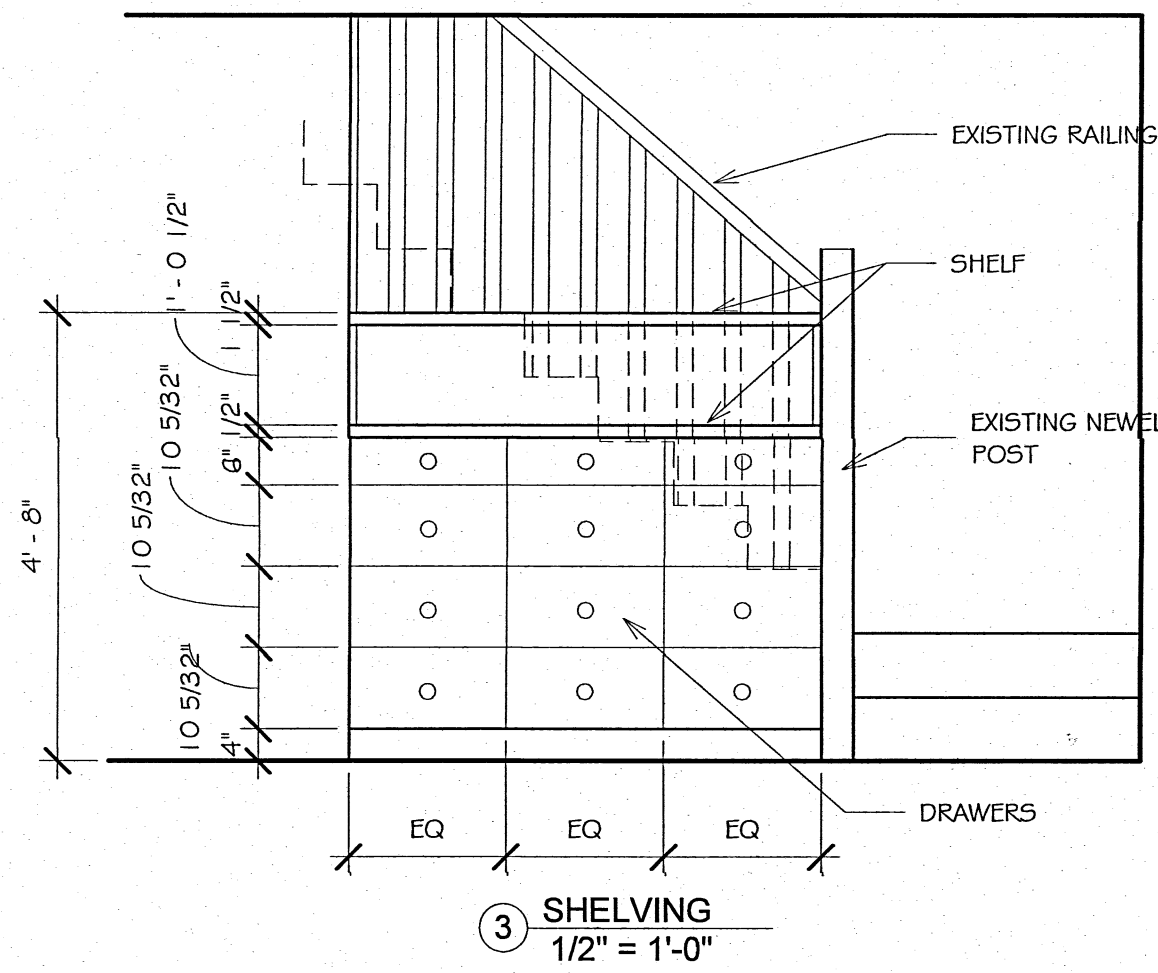
This survey and map has been prepared in accordance with Section 20-300b-1 thru 20-300b-20 of the Regulation of Connecticut State Agencies--Minimum Standards for Surveys and Maps in the State of Connecticut as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a "ZONING LOCATION SURVEY" based on a "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.

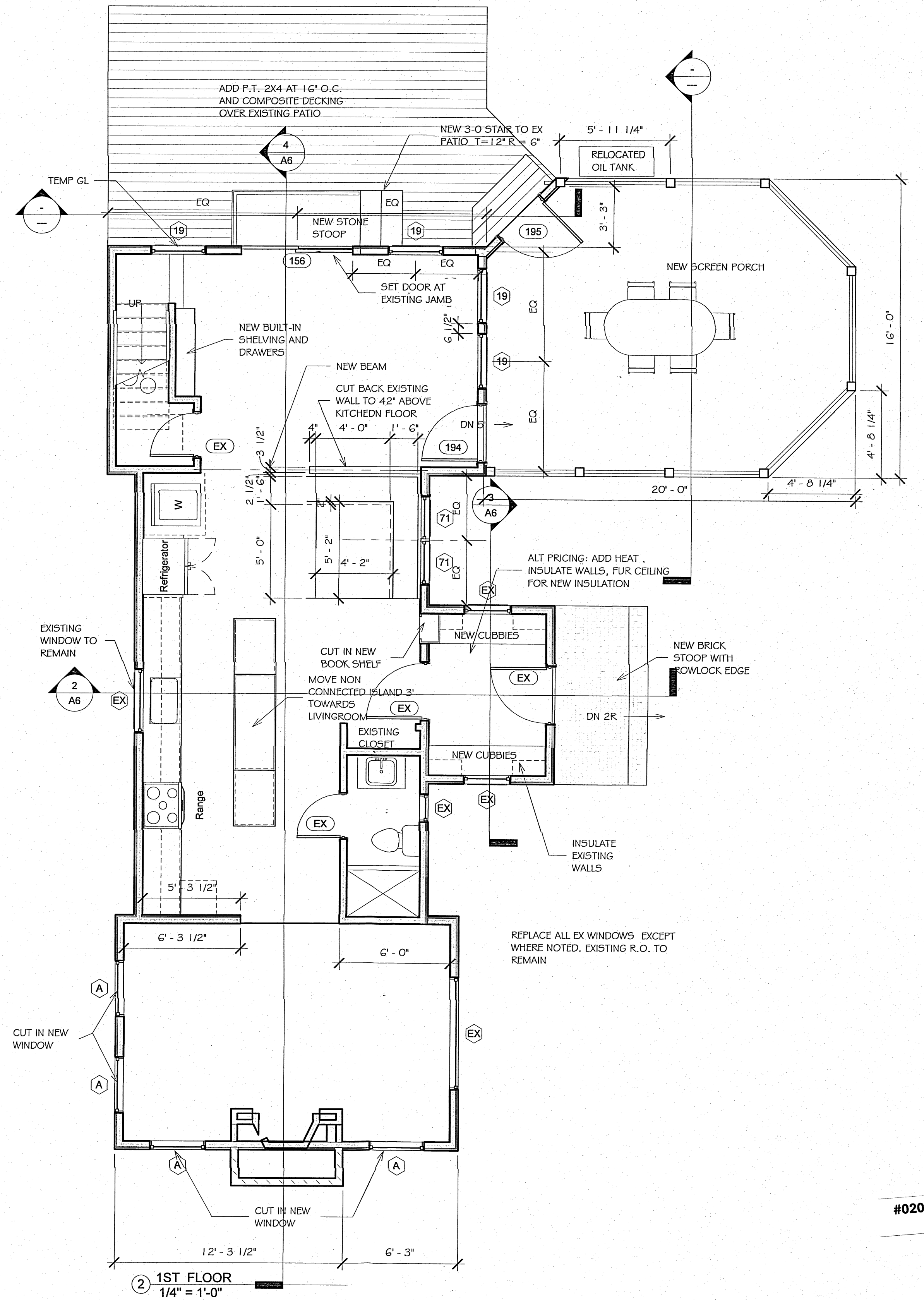
REVISED 10-29-24 SEPTIC & WELL ADDED)  
REVISED 11-20-24 Average Grade ADDED)  
REVISED 7-20-25 (PROPOSED DEVELOPMENT)

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.

BY:   
FOR: EDWARD J. FRATTAROLI, INC.  
Land Surveyors, Consultants, Land Planners  
STAMFORD, CONNECTICUT SEPTEMBER 26, 2024



1 1ST FLOOR DEMOLITION PLAN  
1/4" = 1'-0"



2 1ST FLOOR  
1/4" = 1'-0"

#020-25

7-4-25 DATE:  
NO. 1  
FOR REVIEW  
ISSUE:

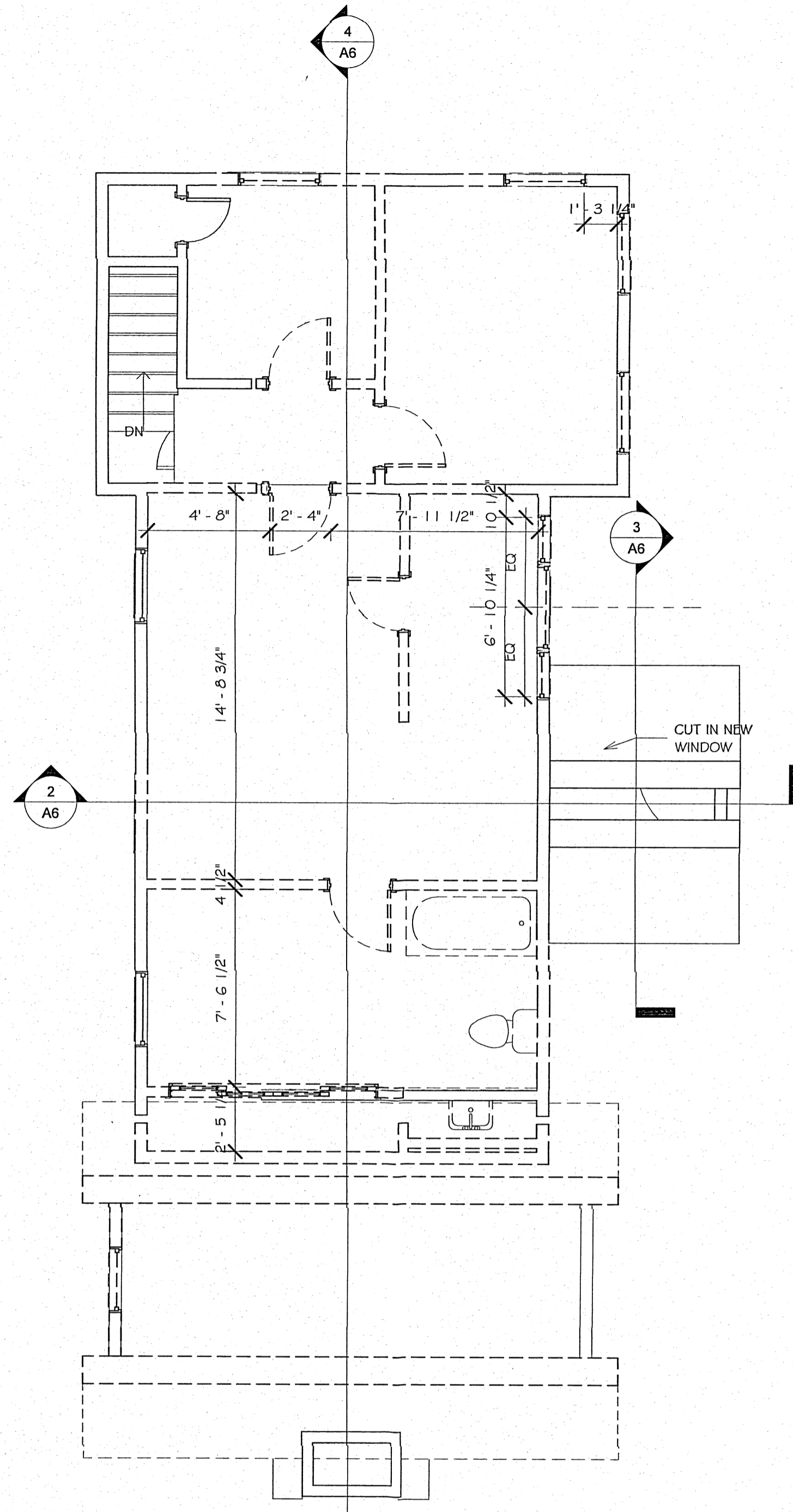
**JHT ARCHITECTURE LLC**

167 MAIN STREET APT 1R NORWALK CT 06851  
JHTARCHITECTURE.COM 203.658.5710 JHTARCH@OPTONLINE.NET

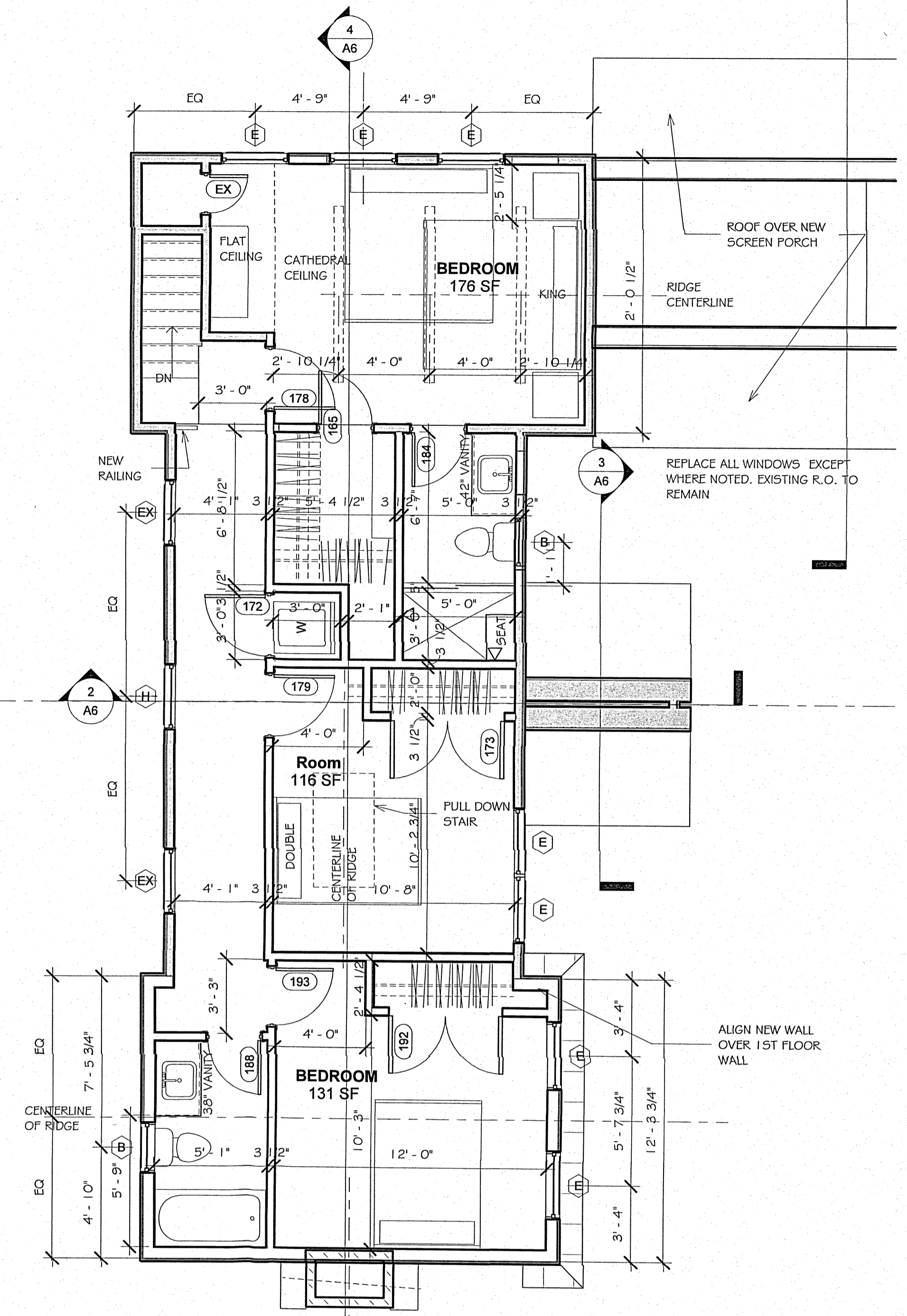
ADDITION & RENOVATIONS FOR  
**DOWNING RESEDCENCE**  
276 DEN RD  
STAMFORD, CT

**1ST FLOOR PLANS**

JOB #:	2504	DRAWING NO.
SCALE:	As indicated	<b>A3</b>
DATE:	6-11-25	



② 2ND FLOOR DEMOLITION PLAN  
1/4" = 1'-0"



① 2ND FLOOR  
1/4" = 1'-0"

7-4-25  
DATE:

NO. 1

JHT ARCHITECTURE LLC

167 MAIN STREET APT 18 NORWALK CT 06851  
JHTARCHITECTURE.COM 203.858.5710 JHTARCH@OPTONLINE.NET

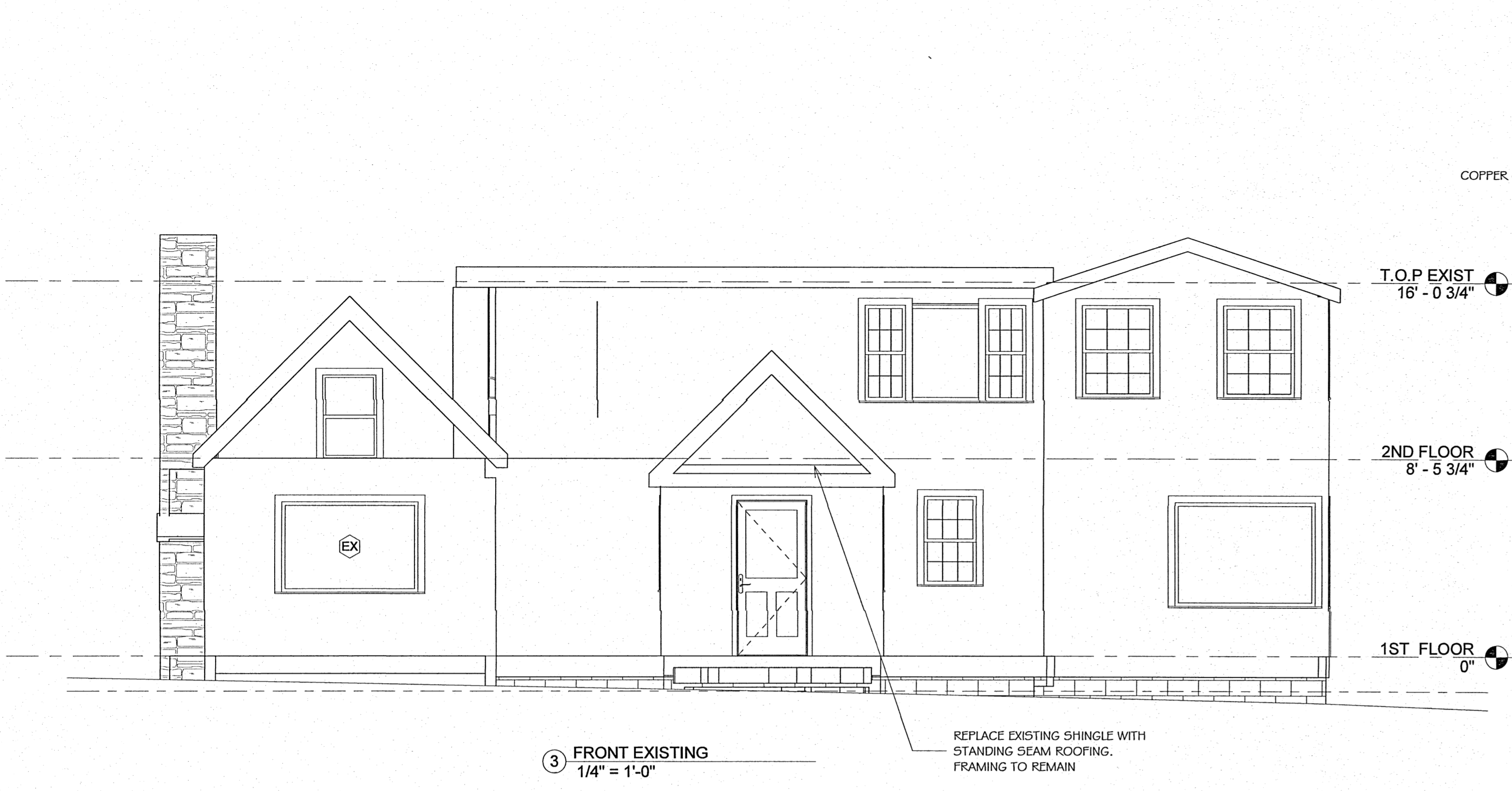
ADDITION & RENOVATIONS FOR  
DOWNING RESENCE  
276 DEN RD  
STAMFORD, CT

2ND FLOOR PLANS

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SCALE: 1/4" = 1'-0"  
DATE: 6-11-25

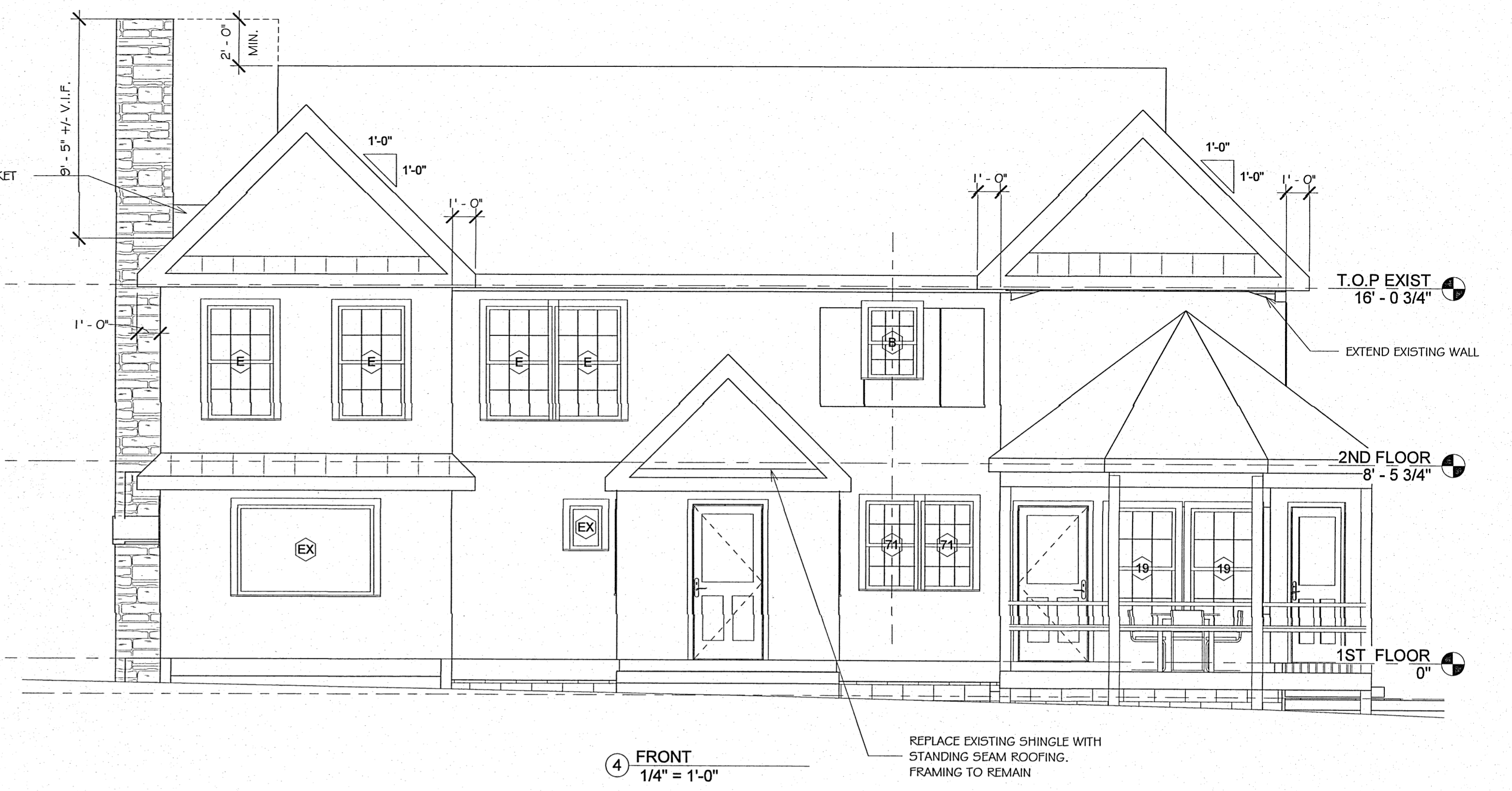
DRAWING NO. A4

FOR REVIEW  
ISSUE:



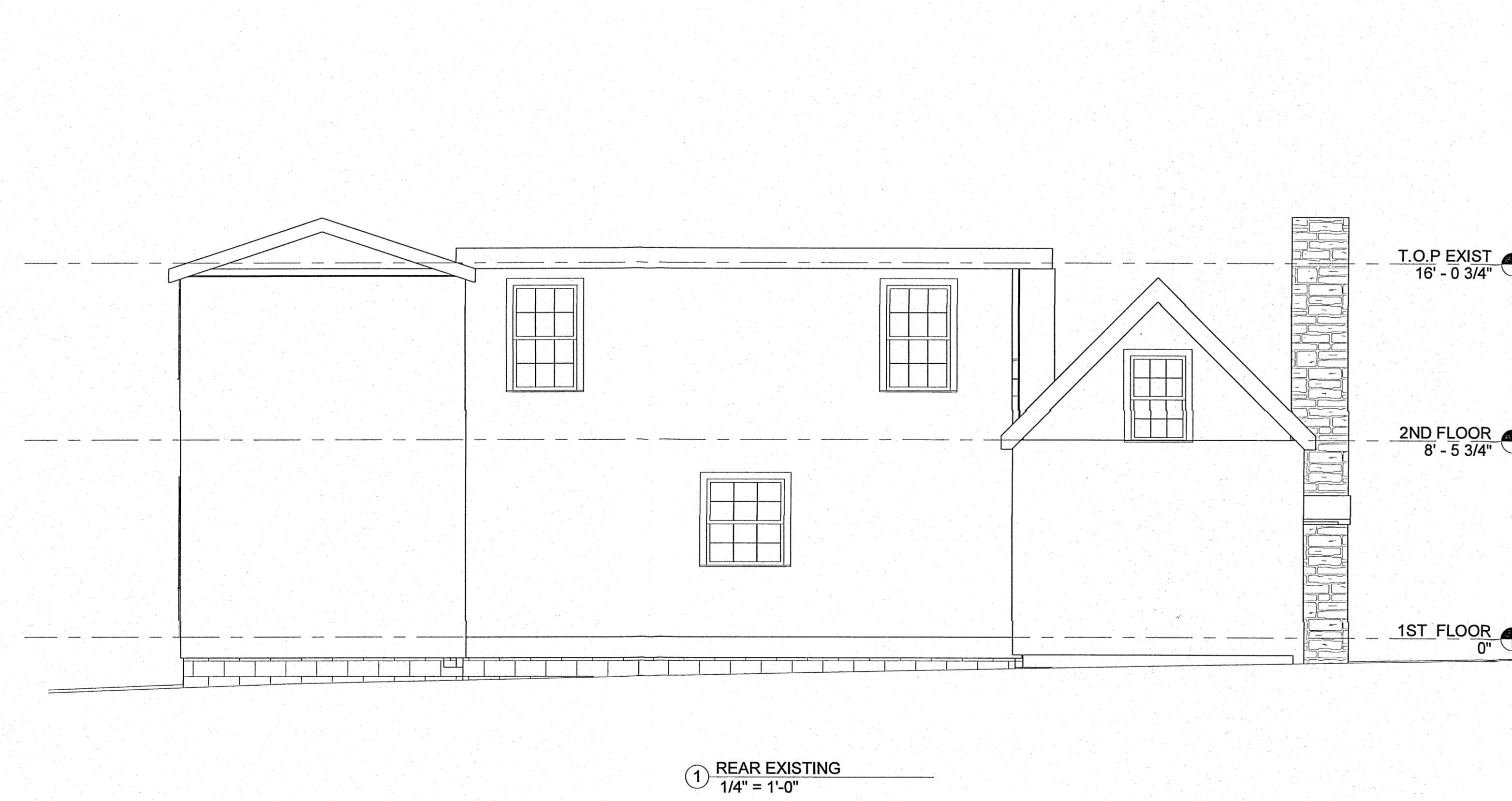
③ FRONT EXISTING  
1/4" = 1'-0"

REPLACE EXISTING SHINGLE WITH  
STANDING SEAM ROOFING.  
FRAMING TO REMAIN

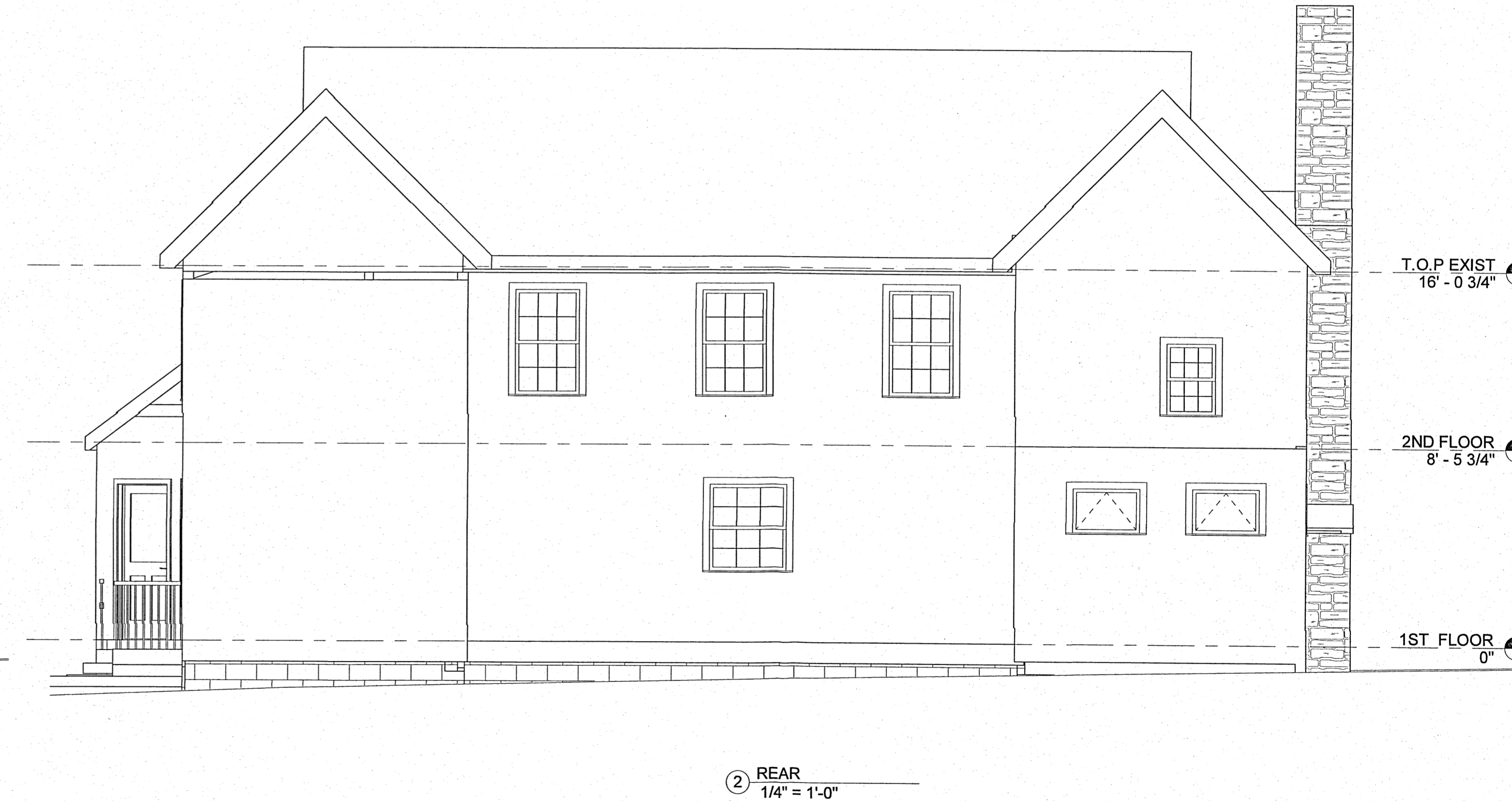


④ FRONT  
1/4" = 1'-0"

REPLACE EXISTING SHINGLE WITH  
STANDING SEAM ROOFING.  
FRAMING TO REMAIN



① REAR EXISTING  
1/4" = 1'-0"



② REAR  
1/4" = 1'-0"

7-4-25  
DATE :

NO :

FOR REVIEW  
ISSUE :

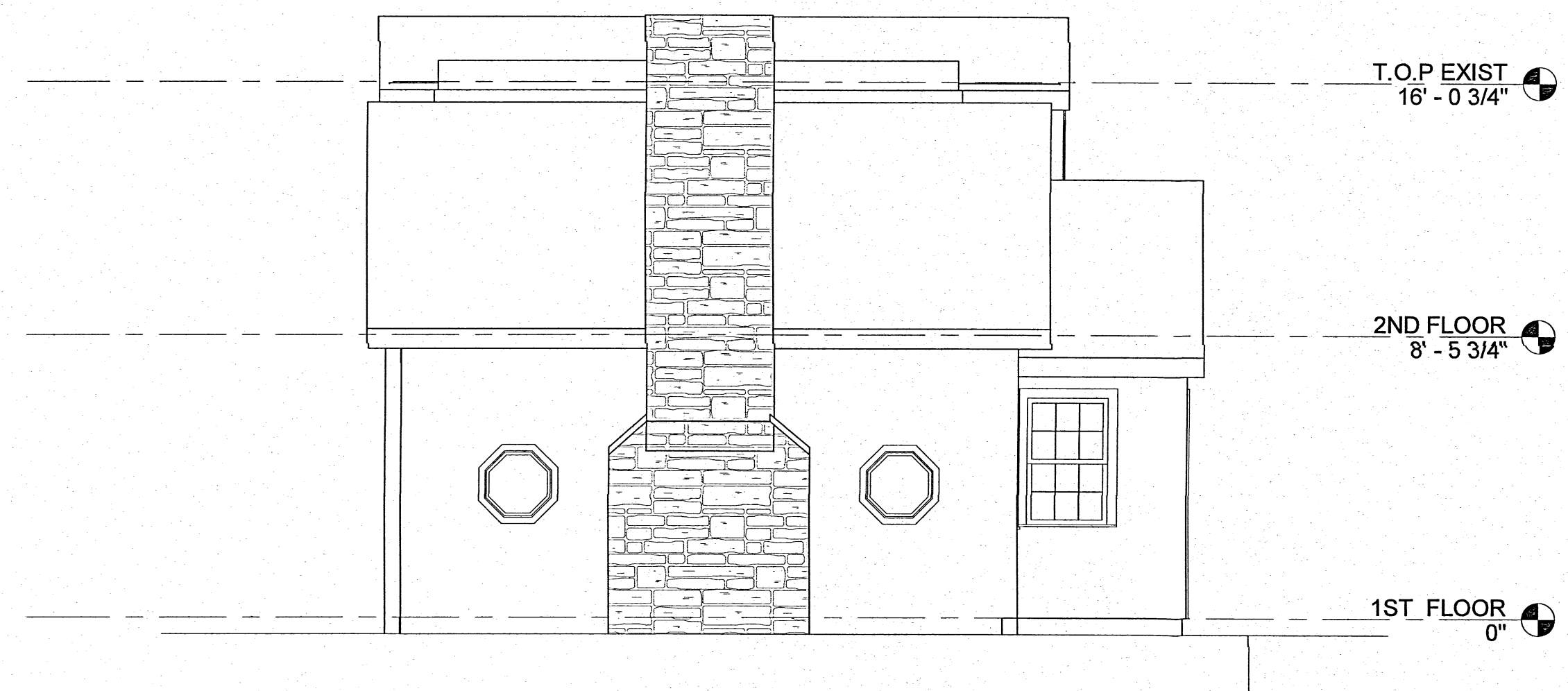
**JHT  
ARCHITECTURE LLC**

167 MAIN STREET APT 1R NORWALK CT 06851  
JHTARCHITECTURE.COM 203 . 858 . 5710 JHTARCH @ OPTONLINE.NET

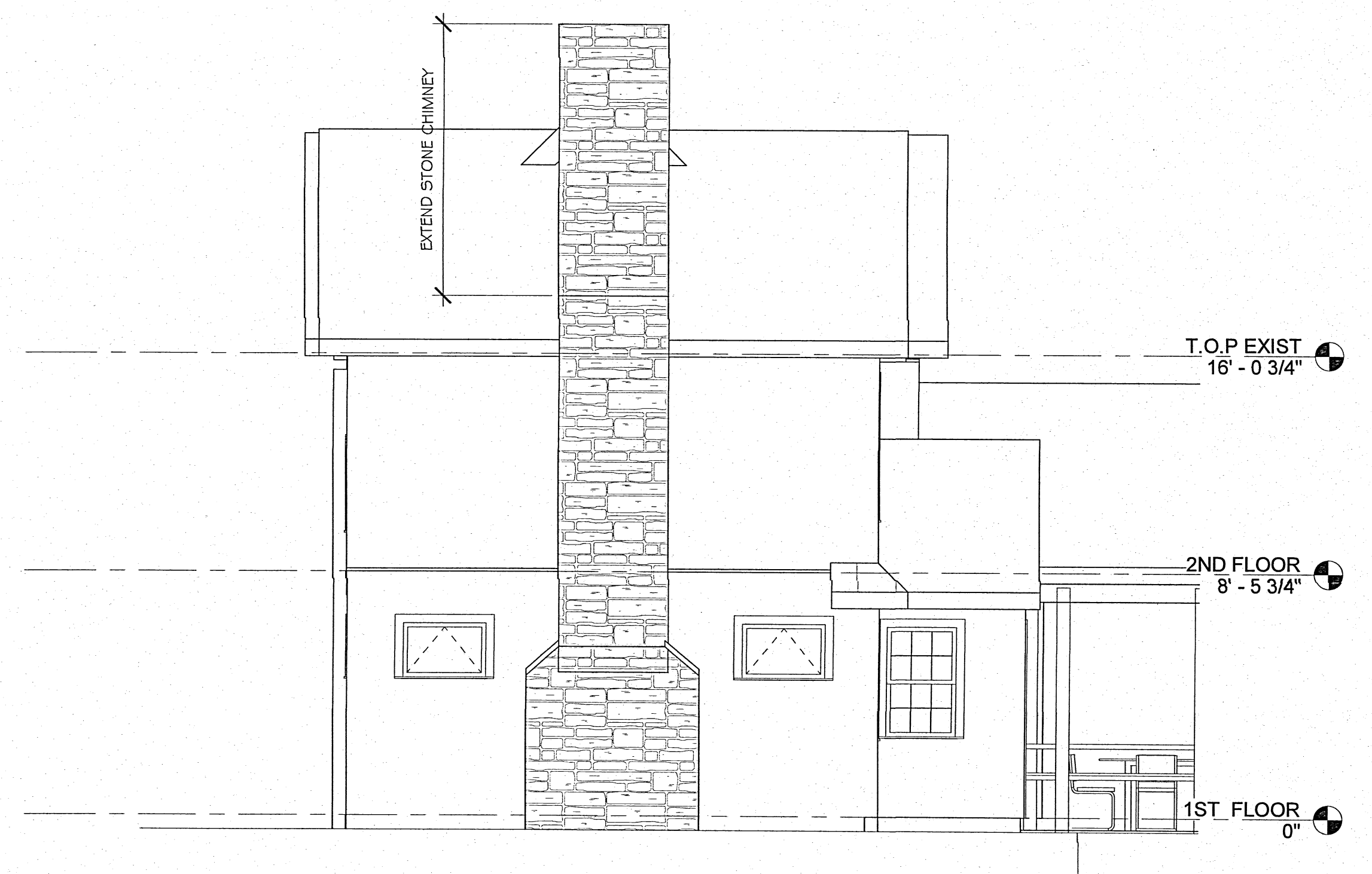
ADDITION 4 RENOVATIONS FOR  
**DOWNING RESEDCENCE**  
276 DEN RD  
STAMFORD, CT

ELEVATIONS

JOB # : 2504 DRAWING NO.  
SCALE : 1/4" = 1'-0" A5.1  
DATE : 6-11-25



② LEFT SIDE EXISTING  
1/4" = 1'-0"



① LEFT SIDE  
1/4" = 1'-0"



④ RIGHT SIDE EXISTING  
1/4" = 1'-0"



③ RIGHT SIDE  
1/4" = 1'-0"

7-4-25  
DATE :

NO :

FOR REVIEW  
ISSUE :

**JHT**  
**ARCHITECTURE LLC**

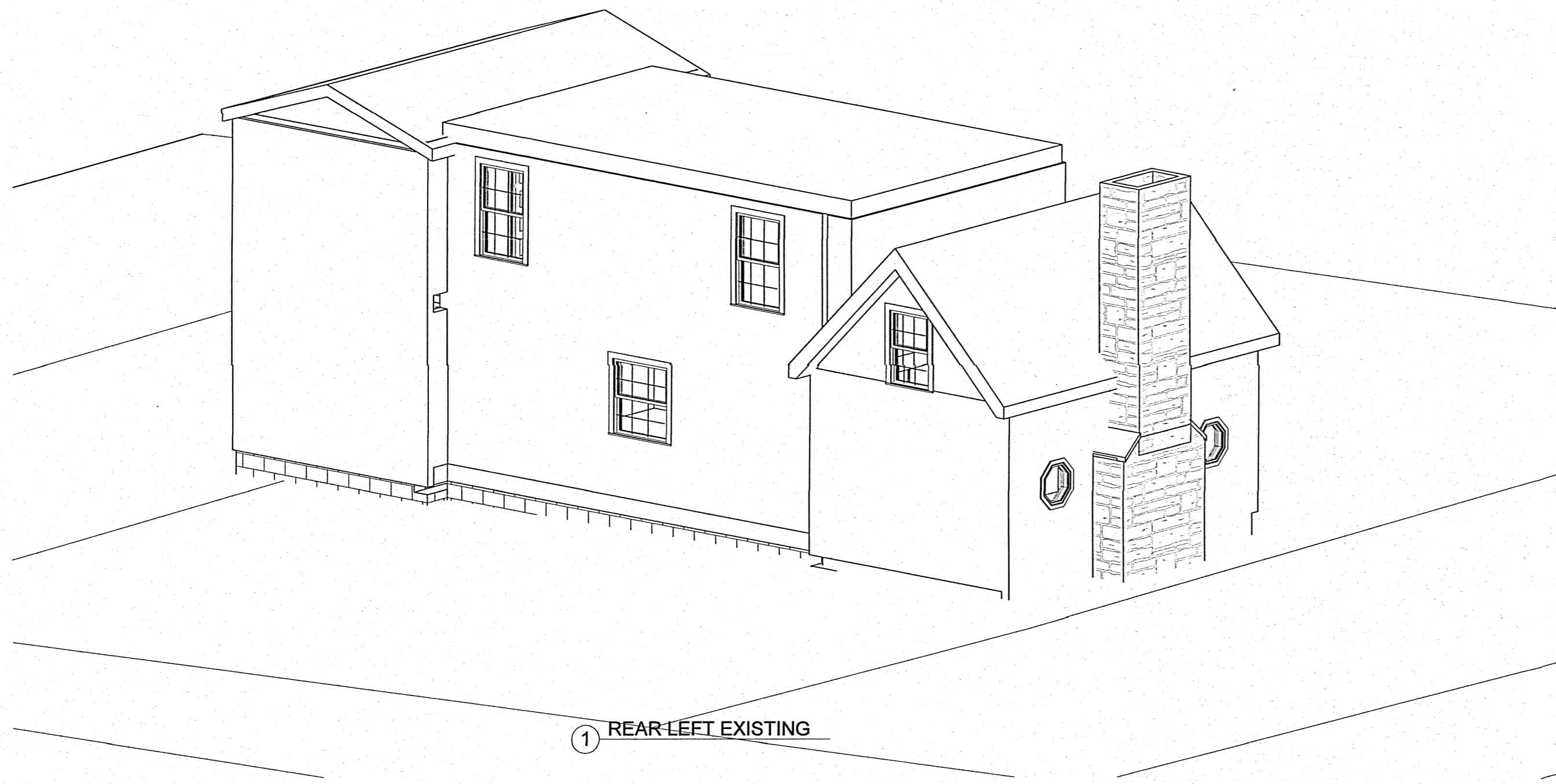
167 MAIN STREET APT 1 R NORWALK CT 06851  
 JHTARCHITECTURE.COM 203 . 858 . 5710 JHTARCH @ OPTONLINE.NET

ADDITION & RENOVATIONS FOR  
**DOWNING RESEDCENCE**  
 276 DEN RD  
 STAMFORD, CT  
**ELEVATIONS**

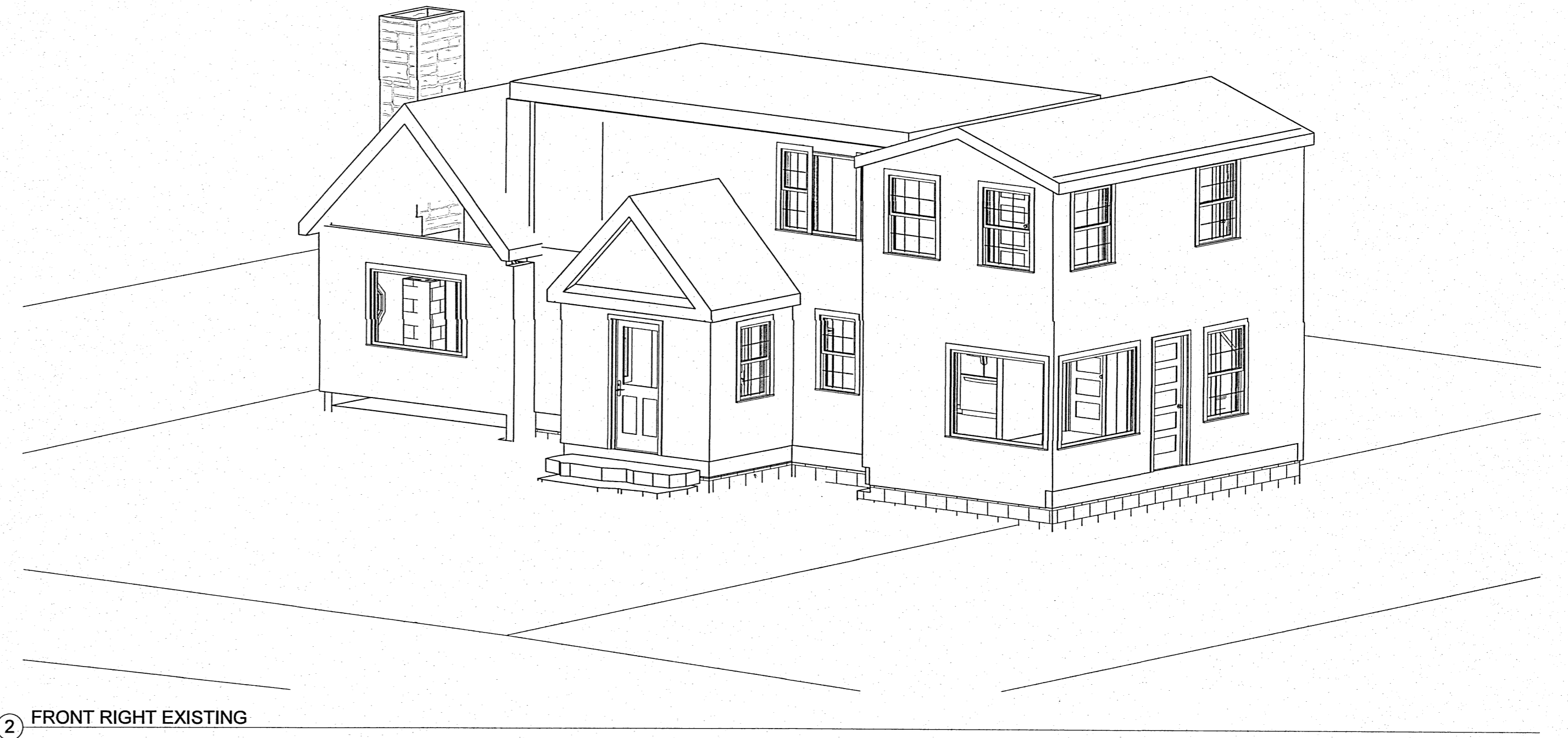
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SCALE :	1/4" = 1'-0"
DATE :	06/21/25

A5.2





① REAR-LEFT EXISTING



② FRONT RIGHT EXISTING



③ REAR LEFT NEW



④ FRONT RIGHT NEW

7-4-25  
DATE :

NO :

JHT ARCHITECTURE, LLC

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JHTARCHITECTURE.COM 203.858.5710 JHTARCH@OPTONLINE.NET

ADDITION & RENOVATIONS FOR  
DOWNING RESEDENCE  
276 DEN RD  
STAMFORD, CT

3D

JOB # : 2504 DRAWING NO. A7  
SCALE :  
DATE : 6-11-25

FOR REVIEW  
ISSUE :