

MAYOR
DAVID R. MARTIN

LAND USE BUREAU CHIEF
RALPH BLESSING



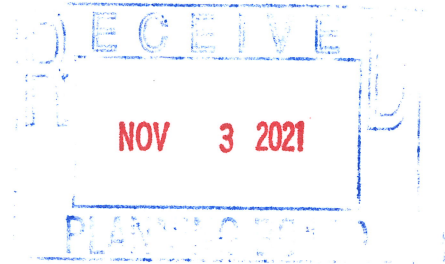
CITY OF STAMFORD, CONNECTICUT
STAMFORD GOVERNMENT CENTER
888 WASHINGTON BOULEVARD
P.O. BOX 10152
STAMFORD, CT 06904 - 2152

ZONING BOARD OF APPEALS
(203) 977-4160

Chair
Joseph Pigott

Board Administrator
Mary Judge

DATE: November 3, 2021
TO: Planning Board ✓
F. Petise, Transportation
Environmental Protection Board
S. Kiskan, Engineering
FROM: Zoning Board of Appeals
RE: Referrals



In accordance with the Section 19 of the Zoning Regulations, the following applications and maps are being referred to your agency for comments:

#034-21	78 Magee Avenue
#035-21	42 Nichols Avenue
#036-21	329 Glenbrook Road
#037-21	800 Ponus Ridge Road
#038-21	84 Fairview Avenue
#039-21	39 Ralsey Road South

Please respond by December 3, 2021

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 mjjudge@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

Motor Vehicle Approval:

New Car Dealer Used Car Dealer General Repairer Limited Repairer Gasoline Station

2. Address of affected premises:

78 Magee Avenue, Stamford CT

06902

street

zip code

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

Block: 000/4924 Zone: MG Sewered Property yes no

Is the structure 50 years or older yes No

Corner Lots Only: Intersecting Street: St. Mary's Street

Within 500 feet of another municipality: No Yes Town of _____

3.

Owner of Property: VGC LLC

Address of Owner: 80 Magee Avenue, Stamford CT Zip 06902

Applicant Name: CT Quality Transmissions Inc.

Address of Applicant 138 Land Lane, Westbury, NY Zip 11590

Agent Name: Leigh Demarco (Quesited Consulting)

Address of Agent: 65 High Ridge Road, #470, Stamford, CT Zip 06905

EMAIL ADDRESS: leigh.qcllc@gmail.com

(Must be provided to receive comments from letters of referral)

Telephone # of Agent (203) 978-3534 Telephone # of Owner (203) 359-0100

(CONTACT IS MADE WITH AGENT, IF ONE)

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

One-story building presently used as an auto repair shop/garage

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

The proposed use is auto repair shop. The building is approximately 3,500 sf.

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):

N/A

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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:

N/A

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

N/A

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

N/A

SPECIAL PERMIT

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

SPECIALEXCEPTION is requested as authorized by Section(s) _____ of the Zoning Regulations.

Provide details of what is being sought:

N/A

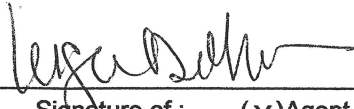
MOTOR VEHICLE APPLICATIONS

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

The applicant seeks certification of location approval in accordance with CGS 14-54

to conduct business as an auto repair shop at 78 Magee Ave.

SIGNATURE REQUIRED FOR ALL APPLICATIONS



Signature of: Agent Applicant Owner

Date Filed: _____

Zoning Enforcement Officer Comments:

DECISION OF THE ZONING ENFORMENT 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 TWO WEEKS PRIOR TO THE APPLICATION DEADLINE.

Zoning Enforcement: *Mick M...* Date: *10/26/21*

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

Is the project exempt from the coastal regulation?
Yes () Exemption # _____ No () N/A () *no change in use.*

Environmental Protection: *[Signature]* Date: *10/26/21*

CAM Review by: Zoning Board ZBA

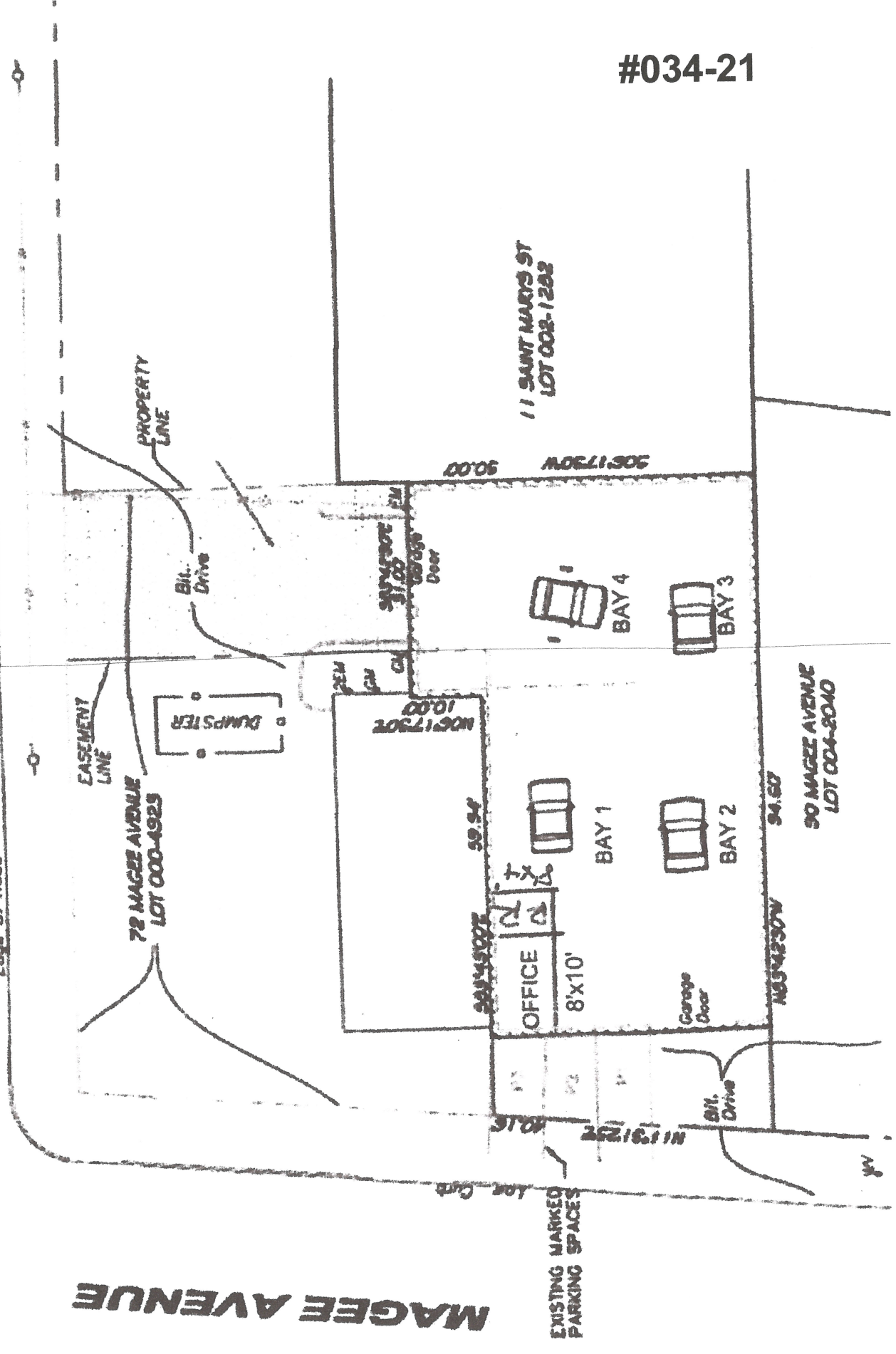
#034-21

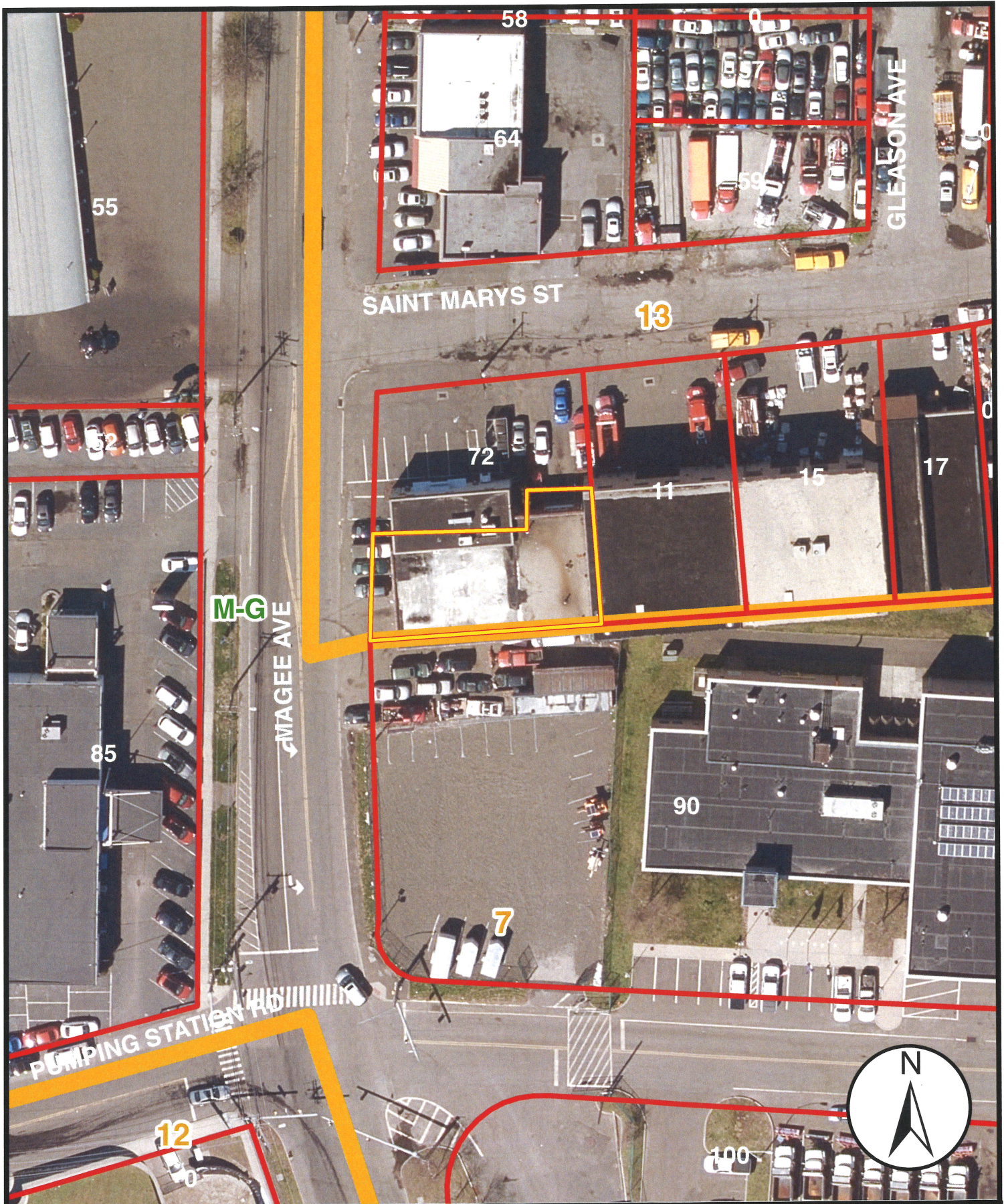
SAINT MARYS STREET

MAGEE AVENUE

Edge Of Road

Edge Of Road





ZBA Application #034-21
78 Magee Avenue

Date: 11/3/2021

1 inch = 50 feet

