

initial review by Dan Trapp

**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

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:**

800 Ponus Ridge Rd	New Canaan	06840
_____	_____	_____
street		zip code

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

Block: 384 Zone: RA-3 Sewered Property yes no

Is the structure 50 years or older yes No

Corner Lots Only: Intersecting Street:

Within 500 feet of another municipality: No Yes Town of New Canaan

3.

Owner of Property: Gary Bloom

Address of Owner: 800 Ponus Ridge Rd, New Canaan Zip 06840

Applicant Name: Gary Bloom

Address of Applicant: 800 Ponus Ridge Rd, New Canaan Zip 06840

Agent Name: Quesited Consulting LLC (Katie Wagner)

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

EMAIL ADDRESS: katie.qcllc@gmail.com
(Must be provided to receive comments from letters of referral)

Telephone # of Agent 203-223-1125 Telephone # of Owner 203-966-2937

(CONTACT IS MADE WITH AGENT, IF ONE)

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

A residence, three swimming pools, an open air changing house for swimming
and an open air cinder block building.

Use: Day camp, nursery school and residence.

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

There is no change of use proposed.

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):**

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Variations 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:

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

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

SPECIAL PERMIT

(Complete this section only for special exceptions)

SPECIALEXCEPTION is requested as authorized by Section(s) 19.C.2.c of the Zoning Regulations.

Provide details of what is being sought:

Requesting change to plans previously approved by the ZBA.

(1) Request expansion of an in-ground pool *Expand Exist in Ground Pool*

As per plan

MOTOR VEHICLE APPLICATIONS

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

SIGNATURE REQUIRED FOR ALL APPLICATIONS

Katherine Wynne Quisicki Consulting LLC

Signature of: Agent Applicant Owner

Date Filed: 9/30/21

Zoning Enforcement Officer Comments:

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 TWO WEEKS PRIOR TO THE APPLICATION DEADLINE.

Zoning Enforcement: *[Signature]* Date: *11/2/2021*

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

Is the project exempt from the coastal regulation?
Yes () Exemption # _____ No () N/A ()

Environmental Protection: _____ Date: _____

CAM Review by: _____ ZBA



**ZBA APPLICATION #037-21
800 Ponus Ridge Road**