

**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:**

64 High Ridge Road (f/k/a Lot B Long Ridge Road) ID# 004-4052 06905

\_\_\_\_\_ street

\_\_\_\_\_ zip code

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

Block: 268 Zone: CN Sewered Property  yes  no

Is the structure 50 years or older  yes  No

Corner Lots Only: Intersecting Street:

Within 500 feet of another municipality: NW corner High Ridge Rd/ Cold Spring Rd/NE corner of Long Ridge Rd  
No  Yes  Town of \_\_\_\_\_ and Cold Spring Rd

3.

**Owner of Property:** Frontier Glenville LLC

**Address of Owner:** 1801 SW 34rd Ave Suite SW, Miami, FL Zip 33129-1532

**Applicant Name:** Frontier Glenville LLC

**Address of Applicant:** 1801 SW 34rd Ave Suite SW, Miami, FL Zip 33129-1532

**Agent Name:** Carmody Torrance Sandak & Hennessey LLP c/o Jacqueline Kaufman

**Address of Agent:** 1055 Washington Blvd., 4th Floor, Stamford, CT Zip 06901

**EMAIL ADDRESS:** JKaufman@carmodylaw.com JKlein@carmodylaw.com  
(Must be provided to receive comments from letters of referral)

**Telephone # of Agent** 203-425-4200

**Telephone # of Owner** 203-425-4200

(CONTACT IS MADE WITH AGENT, IF ONE)

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

The Property is currently improved with a 1,393 +/- SF commercial building (previously occupied by a bank), covered drive through lanes, and surface parking. The Property is both a Through Lot and a Corner Lot, with frontage on High Ridge Road, Long Ridge Road and Cold Spring Road.

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

The Applicant has obtained Zoning Enforcement approval to remove and replace the existing building with a 7,898+/-sf commercial building, site landscaping and on-site parking. The new building will be occupied by three (3) commercial tenants (all as-of-right uses). The Applicant seeks Variance approval from the Zoning Board of Appeals to increase the amount of Wall Signage permitted on the northerly façade of the new building to 174.18 SF, which is the functional front of the building. The Applicant will reduce the total Wall Signage permitted on the southerly façade of the building by a corresponding 174.18 SF.

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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):

- 1) Variance of Section 13.F.2 to permit up to 174.18 SF of wall signage on the northerly side of the new building in lieu of the 30 SF permitted for a rear facade.

Note: Permitted Wall Signage for the entire building will not be increased by this variance request, and, in fact, is proposed to be approximately 30 SF less than currently permitted by the Zoning Regulations.

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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:

**Unusual Hardship**

The Applicant's Property presents a hardship when the Signage Regulations are applied to the physical characteristics of the Property. The Property is uniquely shaped and located at the tip of a peninsula of land where High Ridge Road, Long Ridge Road and Cold Spring Road meet. By Zoning standards, this results in 3 front yards (one facing each street) and 1 rear yard (facing CVS and the parking lot). Due to the narrowing of the Property at the south, access to the Property and the tenants' store fronts, is located on the northerly side of the lot and building, or the "rear yard." The Signage Regulations apply ample signage to building fronts (the sides of a building which directly abut a street), but assign very little signage opportunity to building rears, regardless of special land configurations like those of the Property. Thus, the Sign Regulations prevent the Applicant from placing meaningful signage on the proper side of the building (the functional front). This will have a negative impact on public safety and vehicular and pedestrian way finding.

**Minimum Necessary to Afford Relief**

The Applicant intends to balance signage on the southerly and northerly sides of the building. The Signage Regulations permit 348 SF of signage on the southerly façade and a total of 30 SF of signage on the northerly façade (because it is a "rear" façade). Should the Variance be approved, the Applicant will reduce the total Wall Signage permitted on the southerly facade (fronting Cold Spring) by 174.18 sf so that it may use those signage rights on the northerly façade (the building's "functional front"). The Variance is the minimum necessary to afford relief because it **will not result** in MORE signage then the Property is allowed under zoning, it will simply allow the exchange of signage rights from one façade to another. This will allow for the proper amount of signage on the "functional front" of the building to facilitate safe circulation and wayfinding for patrons. Notably, the total proposed signage for all four facades (533.6 sf for 3 tenants) is 30 sf LESS than the total façade signage permitted for the entire building under the Regulations.

**Not Injurious to N/B**

The granting of the Variance will be beneficial for the neighborhood because: 1) it will promote safe circulation and wayfinding in and around the site; 2) it will result is LESS signage overall then the building is permitted by Zoning; and 3) it will result in a balanced display of signage on the northerly and southerly sides of the building rather than oversigning or undersigning one particular side.

**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

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**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**



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:

**DO NOT WRITE ON BACK OF PAGE**

## Filing Instructions

### The Application Package for all requests must include the following items:

1. Checks payable to the City of Stamford for the appropriate filing and recording fees
2. In addition to the above, check payable to the City of Stamford for \$65.00 filing fee for Town Clerk's Office.
3. **One(1) original and (11) eleven copies** of a Class A-2 Survey which must include **Existing and Proposed Conditions, an "ORIENTATION MAP" and FOLDED to no larger than 8 ½ x 14 inches.**
4. **One (1) set of originals and (11) eleven copies** of floor plans and elevations in sketch form including dimensions, **FOLDED to no larger than 8 ½ x 14 inches.**
5. A legal description of the property (can be obtained from the Town Clerk's Office).
6. Signed Waiver of Time Requirement
7. Agent authorization letter if applicant or agent is not the property owner
8. Applicant will be notified by mail of hearing date and procedures to be followed
9. **MOTOR VEHICLE APPLICATIONS**, in addition to the above,  
 Motor Vehicle Department form K-7

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### General Notes:

All items submitted as part of the application or at the hearing will become part of the permanent record and may not be returned.

Items submitted at the Public hearing must conform to the Zoning Board of Appeals Policy on Exhibits, effective March 10, 2001.

Instructions for Notification of Neighbors will be mailed to the agent/applicant once a determination of the public hearing date has been decided.

Applications are subject to rejection if incomplete or illegible.

All applications are submitted to other City departments on referral, correspondence regarding referrals will be available for review prior to public hearings.



**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.**

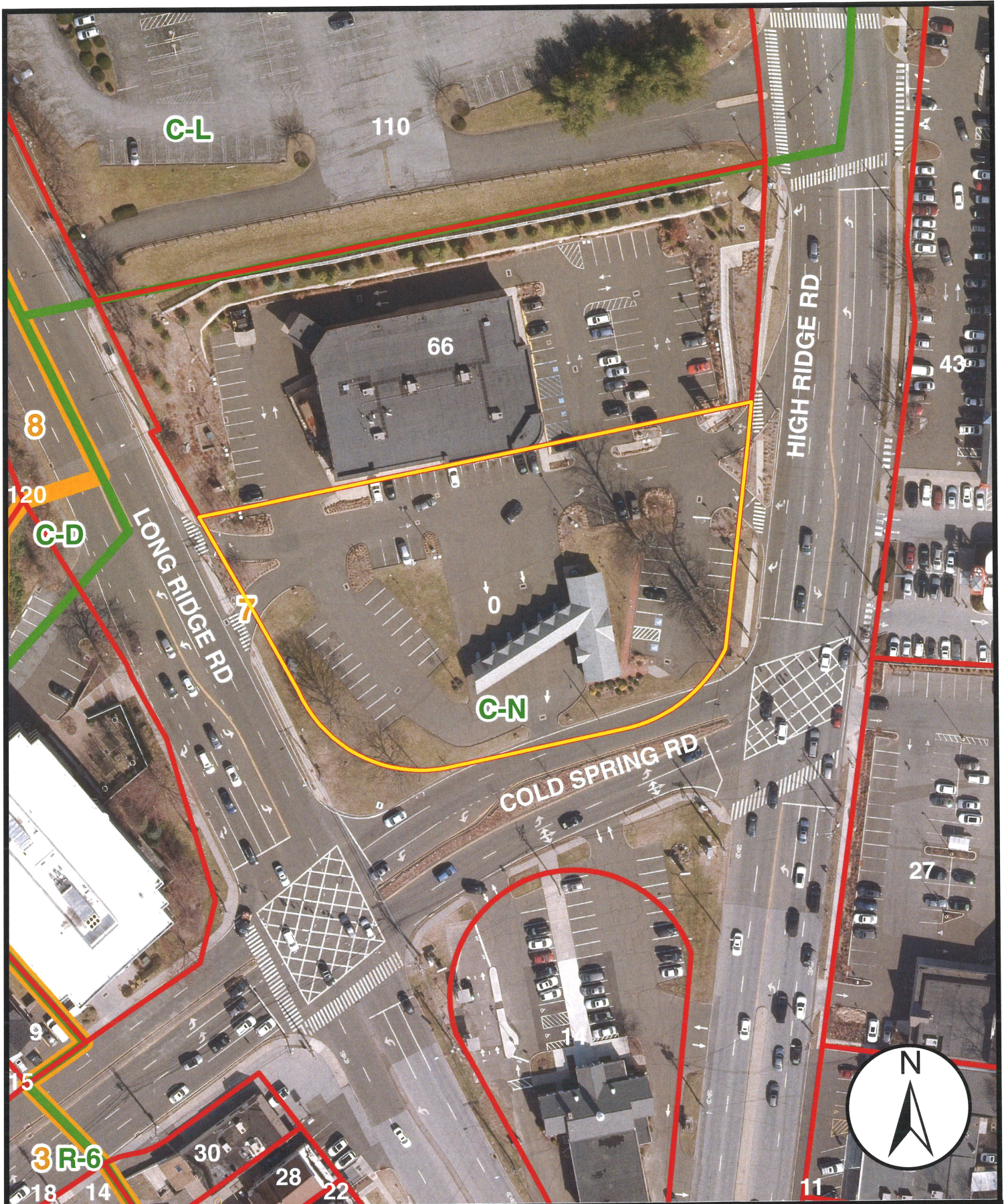
Zoning Enforcement:  Date: 2/28/22

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 \_\_\_\_\_  
Zoning Board



**ZBA Application #010-22**  
**64 High Ridge Road a.k.a. Lot B Long Ridge Road**

Date: 3/2/2022

1 inch = 83 feet

