

**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)
(X) Special Permit- Modification to ZBA #036-17 & 012-19
() 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:**

877 Long Ridge Road Stamford, CT 06902
street zip code

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

Block: 359 Zone: R-10 Sewered Property (X) yes () no

Is the structure 50 years or older (X) yes () No

Corner Lots Only: Intersecting Street: N/A

Within 500 feet of another municipality: No (X) Yes () Town of _____

3.

Owner of Property: 877EZSTEPSCENTER LLC

Address of Owner: 877 LONG RIDGE ROAD, STAMFORD, CT Zip 06902

Applicant Name: 877EZSTEPSCENTER LLC & Lilly's Daycare LLC (d/b/a EZ Steps Learning Center)

Address of Applicant C/O AGENT Zip _____

Agent Name: Jacqueline Kaufman and Jason Klein - Carmody Torrance Sandak & Hennessey LLP

Address of Agent: 1055 Washington Blvd., Stamford, CT Zip 06901

EMAIL ADDRESS: JKlein@carmodylaw.com

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

Telephone # of Agent 203-252-2669 Telephone # of Owner N/A

(CONTACT IS MADE WITH AGENT, IF ONE)

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

The Property is improved with an existing building and 2
playground areas occupied by a Child Day Care Center.

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

See Special Permit description.

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

DO NOT WRITE ON BACK OF PAGE

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)

Sec. 4.B.2.C (1) (4.B.1.C (5) - Sec. 19.C - Appendix A

SPECIAL EXCEPTION is requested as authorized by Section(s) Table 1 Use 9 of the Zoning Regulations.

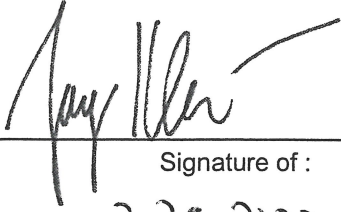
Provide details of what is being sought:

The Applicant seeks to modify the existing Day Care Center approval by increasing the maximum enrollment permitted from 25 children to 30 children (an increase of 5 children). The Applicant proposes converting the "Activities Room" on the 1st floor of the building to a new classroom to accommodate the increase in enrollment (an increase from the previously approved 3 classrooms to 4 classrooms). No increase in staffing is proposed nor is it required by the State. No changes to the building, parking area or other improvements are proposed. 7.5 parking spaces are required to serve staff and 9 will be maintained as previously approved by the ZBA. Hours of operation will also remain consistent with prior approvals issued by the ZBA. (Monday through Friday from 7 AM – 7 PM).

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



Signature of: Agent () Applicant () Owner

Date Filed: 3.29.2022

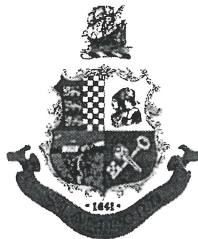
Zoning Enforcement Officer Comments:

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



**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: Timothy Date: 3/29/2022

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

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

Environmental Protection: _____ Date: _____

CAM Review by: _____ ZBA _____
Zoning Board

877 Long Ridge Road – Zoning Data Chart

Zoning Criteria	Permitted/Required (R-10 Zone)	Existing Conditions (no changes proposed) ¹
Minimum Plot Size (sf) ²	20,000 sf	29,445 sf (.67 acres)
Minimum Frontage (ft)	75 ft	120.08 ft
SF/Family	10,000	N/A
Max Families Per Plot	1	N/A
Building Height (Stories)	2.5	2
Building Height (ft)	30 ft	25 ft+/-
Building Area	20% (5,889 sf)	2,377 sf (8.1%)
Gross Floor Area / FAR ³	.20 (5,889 sf)	2,931 sf (.099 FAR)
Front Street Line Setback (ft) ⁴	52.3 ft	59.1 ft
Front Street Center Line Setback (ft)	65 ft	Greater than 65 ft
Rear Yard Setback (ft.)	30 ft	138.3 ft
Side Yard Setback (ft) ⁵	13.8 feet	14.2 ft; 40.2 ft
Ground Coverage (Impervious coverage and building coverage) ⁶	45% (11,778 sf)	7,666 sf (26%) ⁷
Landscape Buffers ⁸		
1) 50% of the FY setback	20 ft	10.3 ft (28+/- ft including State ROW) ⁹
2) SY setback	10 ft	12.1 ft
3) RY setback	10 ft	Greater than 10 ft
4) Building Perimeter Landscaping	75% (234.8 sf) of perimeter landscaped with 10 ft wide buffer	271.7 LF (85.5%)
5) Vehicle Parking Area Landscaping	10% of vehicle parking area with 1 tree for every 10 parking spaces;	431 SF (10%); 1 tree
Parking	1.25 spaces per employee (7.5 spaces for 6 employees)	9 spaces

¹ See Improvement Location Survey by Redniss and Mead, dated March 23, 2022, and Architectural Plans (Floor Plans & Elevations) prepared by Victor Sheptovitsky, dated February 24, 2022 & February 25, 2022.

² Additional lot size required pursuant to Sec. 19.C.2.e.1. Minimum lot size for R-10 Zone = 10,000 sf.

³ See Sec. 19.C.2.e.2.

⁴ Additional setback required pursuant to Sec. 19.C.2.e.4. FY Setback for R-10 Zone = 40 ft.

⁵ Additional setback required pursuant to Sec. 19.C.2.e.4. SY Setback for R-10 Zone = 10 ft (one side)/ 20 ft (both sides).

⁶ See Sec. 19.C.2.e.3.

⁷ Including Playground Area Ground Coverage = 9,205 sf (31.3%).

⁸ See Section 19.C.2.e.5.

⁹ Per Variance Approval No. 036-17.

CITY OF STAMFORD
888 WASHINGTON BOULEVARD
STAMFORD, CT 06901
ZONING BOARD OF APPEALS
CERTIFICATE OF DECISION

I, JAMES J. LUNNEY III, Zoning Enforcement Officer for the City of Stamford, in compliance with Special Act No. 379 of the 1951 General Assembly, hereby certify that on, February 13, 2019, a hearing was held by the Zoning Appeals Board on the application of:

**877 LONG RIDGE ROAD &
LILA VITIKOW**

APPL. #012-19

to modify an existing Special Exception for a Child Day Care pursuant to Article III, Section 4.AA.2.3.a (4.AA.1.3.e) (Districts and District Regulations) (Permitted Uses Requirements) Special Exception, Child Day Care Centers); Article V, Section 19.3 (Administration and Enforcement, Special Exceptions); and Appendix A, Table 1, Use 9 (Child Day Care Center) of the Zoning Regulations of the City of Stamford to modify a previously approved Child Day Care Center at 877 Long Ridge Road, Stamford, CT. Modifications to the Child Day Care Center include the reconfiguration of outdoor parking and playground areas, modifications to the interior of the existing structure and associated site improvements. The Child Day Care Center will maintain the hours of operation, maximum enrollment and staffing as previously approved by the Zoning Board of Appeals,

**and that the land affected is owned by and located
on the following streets:**

<u>NAME</u>	<u>LOCATION</u>
877 Long Ridge Road LLC	877 Long Ridge Road

**and that the following is a statement of its findings
and approval or rejection:**

February 28, 2019

THE BOARD FINDS:

In rendering the decision, the Board finds that the proposed use or structure or the proposed extension or alteration of an existing use or structure is in accord with the public convenience and welfare after taking into account, where appropriate:

- 1. The location and nature of the proposed site including its size and configuration, the proposed size, scale and arrangement of structures, drives and parking areas and the proximity of existing dwellings and other structures.*
- 2. The nature and intensity of the proposed use in relation to its site and the surrounding area. Operations in connection with special exception uses shall not be injurious to the neighborhood, shall be in harmony with the general purpose and intent of these Regulations, and shall not be more objectionable to nearby properties by reason of noise, fumes, vibration, artificial lighting or other.*

#013-22

**877 LONG RIDGE ROAD &
LILA VITIKOW**

APPL. #012-19

potential disturbances to the health, safety or peaceful enjoyment of property than the public necessity demands.

3. The resulting traffic patterns, the adequacy of existing streets to accommodate the traffic associated with the proposed use, the adequacy of proposed off-street parking and loading, and the extent to which proposed driveways may cause a safety hazard, or traffic nuisance.

4. The nature of the surrounding area and the extent to which the proposed use or feature might impair its present and future development.

5. The Master Plan of the City of Stamford and all statements of the purpose and intent of these regulations.

The Board **GRANTS** a modification for a Special Exception for a Child Day Care pursuant to Article III, Section 4.AA.2.3.a (4.AA.1.3.e) (Districts and District Regulations) (Permitted Uses Requirements) Special Exception, Child Day Care Centers); Article V, Section 19.3 (Administration and Enforcement, Special Exceptions); and Appendix A, Table 1, Use 9 (Child Day Care Center) of the Zoning Regulations of the City of Stamford, CT. Modifications to the Child Day Care Center at 877 Long Ridge Road, Stamford, CT. Modifications to the Child Day Care Center include the reconfiguration of outdoor parking and playground areas, modifications to the interior of the existing structure and associated site improvements. The Child Day Care Center will maintain the hours of operation, maximum enrollment and staffing as previously approved by the Zoning Board of Appeals, subject to the following restrictions:

1. There shall be no changes, additions or alterations of any kind made to the approved plans. Any changes/additions or alterations will require additional approvals by the Board.
2. The location, size, and appearance of the building and improvements shall be as per **approvals by the ZBA as depicted on ZONING LOCATION SURVEY, NEW PARKING, WALKS AND PLAYGROUNDS, dated 12/31/2018, IMPROVEMENT LOCATION SURVEY, NEW PARKING, WALKS & PLAYGROUNDS, dated 12/21/18, PLAYGROUND PLAN, dated 12/19/2018, SECOND FLOOR PLAN, dated 12/26/2018, FRONT ELEVATION, dated 12/26/2018, PROPOSAL FOR E-Z STEPS LEARNING CENTER, dated April 4, 2018**, copies of which are on file in the office of the Zoning Board of Appeals.

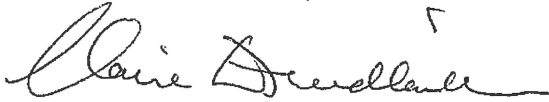
877 LONG RIDGE ROAD &
LILA VITIKOW

APPL. #012-19

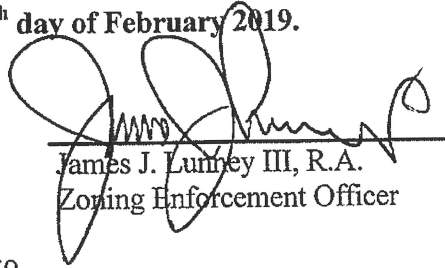
The applicant is allowed one year from the effective date of approval in which to obtain a building permit.

IF A BUILDING PERMIT CANNOT BE OBTAINED PRIOR TO THE EXPIRATION DATE, THE APPLICANT CAN APPLY FOR AN EXTENSION OF TIME. THE APPLICANT MUST APPLY FOR AN EXTENSION OF TIME AT LEAST ONE MONTH PRIOR TO THE EXPIRATION DATE.

Dated at Stamford, Connecticut this 28th day of February 2019.



Claire D. Friedlander, Chair
Zoning Board of Appeals



James J. Lurney III, R.A.
Zoning Enforcement Officer

The land hereby affected lies in Block #359
ref. 21319

**CITY OF STAMFORD
888 WASHINGTON BOULEVARD
STAMFORD, CT 06901
ZONING BOARD OF APPEALS
CERTIFICATE OF DECISION**

I, JAMES J. LUNNEY III, Zoning Enforcement Officer for the City of Stamford, in compliance with Special Act No. 379 of the 1951 General Assembly, hereby certify that on, October 11, 2017, a hearing was held by the Zoning Appeals Board on the application of:

EIGHT 77 LONG RIDGE ROAD LLC

APPL. #036-17

for a variance of Section 19.3.2.e.(5) (Variances and Special Exceptions Requirements) to permit a front yard landscaped buffer area of as few as 9.9 feet from the property line in lieu of the 20.0 feet required.

For a Special Exception of Section 4 see 4.AA.2.3.a (4.AA.1.3e); Section 19.3 Appendix A Table 1 Use 9 – Child Day Care Center Requirements of the Zoning Regulations to allow the operation of a Child Day Care Center,

**and that the land affected is owned by and located
on the following streets:**

<u>NAME</u>	<u>LOCATION</u>
Eight 77 Long Ridge Road, LLC	877 Long Ridge Road

**and that the following is a statement of its findings
and approval or rejection:**

October 26, 2017

THE BOARD FINDS:

- 1. That there are special circumstances or conditions applying to the land or building(s) for which the variance(s) is/are sought, which circumstances or conditions are peculiar to such land or building(s) and do not apply generally to land or buildings in the district and have not resulted from any intentional act of the applicant in contravention to the Zoning Regulations. These special circumstances or conditions include the following:*
- 2. That for the following reason(s) the aforesaid circumstances or conditions is/are such that the strict application of the provisions of these Regulations would deprive the applicant of the reasonable use of such land or building(s) and the granting of the variance(s) is/are necessary for the reasonable use of the land or building(s):*
- 3. That taking into consideration the purpose and intent of the regulations, the variance(s), as granted by the Board of Appeals, is/are the minimum variance(s) necessary to afford relief.*

EIGHT 77 LONG RIDGE ROAD LLC

APPL. #036-17

4. *That the granting of the variance(s) will be in harmony with the general purpose and intent of these Regulations, and will not be injurious to the neighborhood, impair the essential character of the area or otherwise be detrimental to the public welfare.*

The Board **GRANTS a variance** of Section 19.3.2.e.(5) (Variances and Special Exceptions Requirements) to permit a front yard landscaped buffer area of as few as 9.9 feet from the property line in lieu of the 20.0 feet required.

THE BOARD FINDS:

In rendering the decision, the Board finds that the proposed use or structure or the proposed extension or alteration of an existing use or structure is in accord with the public convenience and welfare after taking into account, where appropriate:

1. *The location and nature of the proposed site including its size and configuration, the proposed size, scale and arrangement of structures, drives and parking areas and the proximity of existing dwellings and other structures.*
2. *The nature and intensity of the proposed use in relation to its site and the surrounding area. Operations in connection with special exception uses shall not be injurious to the neighborhood, shall be in harmony with the general purpose and intent of these Regulations, and shall not be more objectionable to nearby properties by reason of noise, fumes, vibration, artificial lighting or other potential disturbances to the health, safety or peaceful enjoyment of property than the public necessity demands.*
3. *The resulting traffic patterns, the adequacy of existing streets to accommodate the traffic associated with the proposed use, the adequacy of proposed off-street parking and loading, and the extent to which proposed driveways may cause a safety hazard, or traffic nuisance.*
4. *The nature of the surrounding area and the extent to which the proposed use or feature might impair its present and future development.*
5. *The Master Plan of the City of Stamford and all statements of the purpose and intent of these regulations.*

The Board **GRANTS a Special Exception** of Section 4 see 4.AA.2.3.a (4.AA.1.3e); Section 19.3 Appendix A Table 1 Use 9 – Child Day Care Center Requirements of the Zoning Regulations to allow the operation of a Child Day Care Center, subject to the following restrictions:

1. All concerns of the Engineering and Traffic Engineering Bureaus shall be addressed prior to the issuance of a Building Permit.
2. There shall be no changes, additions or alterations of any kind made to the approved plans. Any changes/additions or alterations will require additional approvals by the Board.
3. The location, size, and appearance of the building and improvements shall be as per **approvals by the ZBA** as depicted on **ZONING LOCATION SURVEY**,

EIGHT 77 LONG RIDGE ROAD LLC

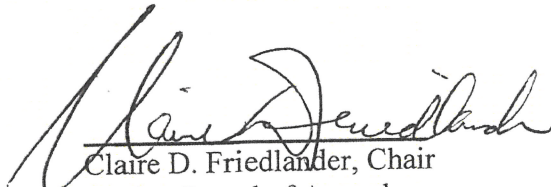
APPL. #036-17

4. PROPOSED PARKING AND PLAYGROUNDS, dated 9/18/2017, EXISTING BUILDING LOCATION AND TOPOGRAPHIC SURVEY, DATED 1/30/2017, FRONT ELEVATION, dated July 20, 2017 and FIRST FLOOR EXISTING PLAN, FIRST FLOOR NEW PLAN, PROPOSED PLAN SHOWING REMODELING, SECOND FLOOR EXISTING PLAN AND SECOND FLOOR PROPOSED PLAN, dated July 2, 2017, copies of which are on file in the office of the Zoning Board of Appeals.

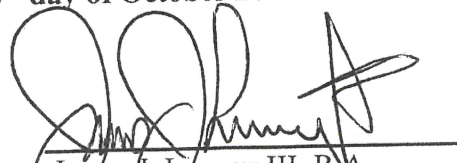
The applicant is allowed one year from the effective date of approval in which to obtain a building permit.

IF A BUILDING PERMIT CANNOT BE OBTAINED PRIOR TO THE EXPIRATION DATE, THE APPLICANT CAN APPLY FOR AN EXTENSION OF TIME. THE APPLICANT MUST APPLY FOR AN EXTENSION OF TIME AT LEAST ONE MONTH PRIOR TO THE EXPIRATION DATE.

Dated at Stamford, Connecticut this 26th day of October 2017.



Claire D. Friedlander, Chair
Zoning Board of Appeals



James J. Lunney III, R.A.
Zoning Enforcement Officer

The land hereby affected lies in Block#359
ref. 101117

MAYOR
DAVID R. MARTIN



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

ZONING BOARD OF APPEALS
977-4160

Chair
Claire D. Friedlander

Board Administrator
Mary Judge

October 26, 2017

Jacqueline O. Kaufman Esq.
Carmody Torrance Sandak & Hennessey LLP
707 Summer Street
Stamford, CT 06901

**RE: Certificate of Decision for Property Located at 877 Long Ridge Road
Application #036-17**

Dear Applicant:

Attached is a copy of the Zoning Board of Appeals Certificate of Decision on your application.

The Certificate of Decision was filed with the Town Clerk of the City of Stamford and advertised in the legal notice section of the Stamford Advocate on October 26, 2017.

Please be advised this decision is subject to a 15-day appeal period, beginning October 26, 2017 and running through November 10, 2017.

You may apply for your Building Permit any time after November 10, 2017.

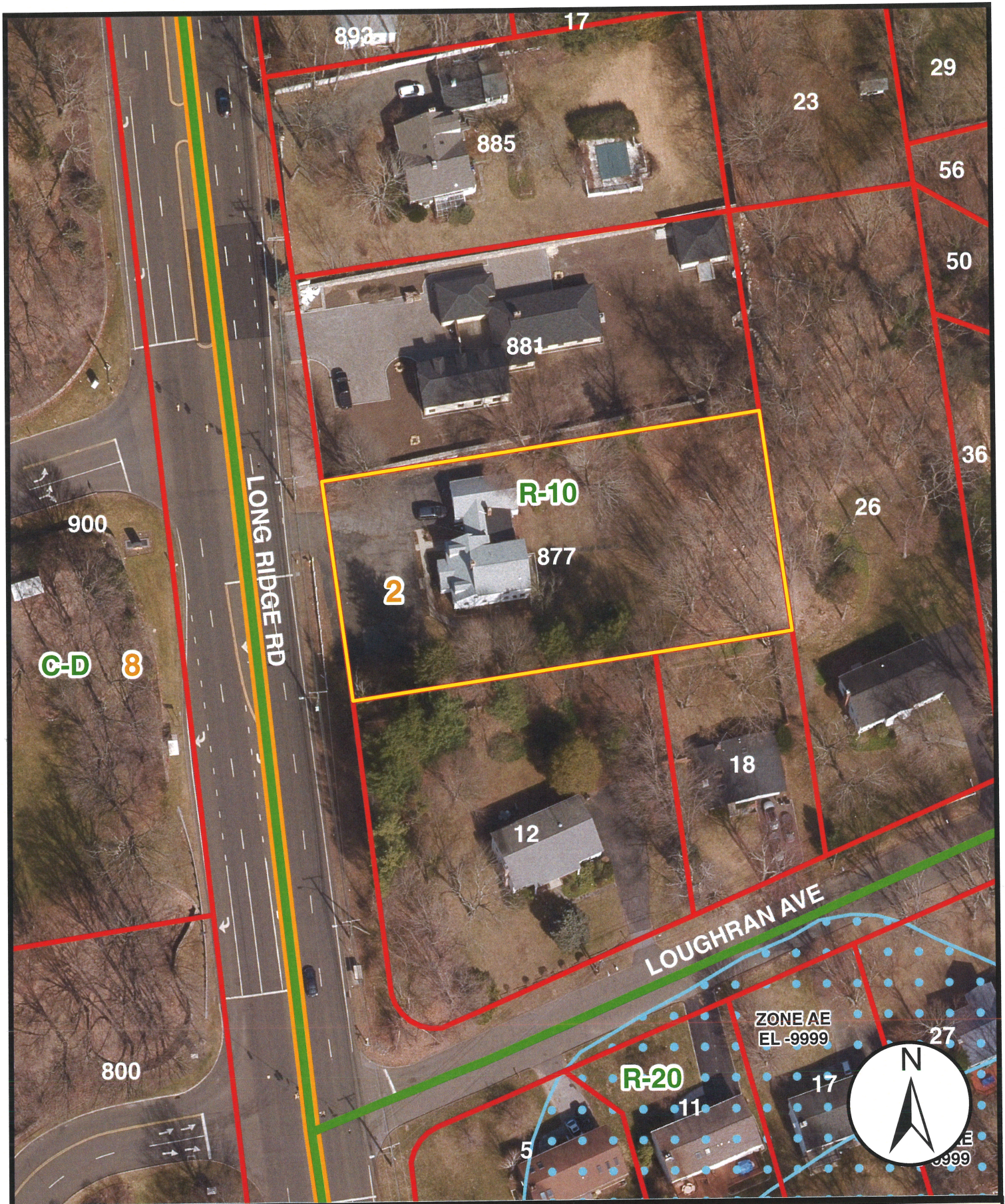
Very truly yours,

A handwritten signature in blue ink that reads "Mary Judge".

Mary Judge
Board Administrator

Attachment

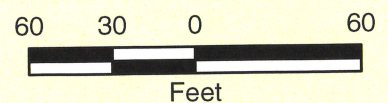
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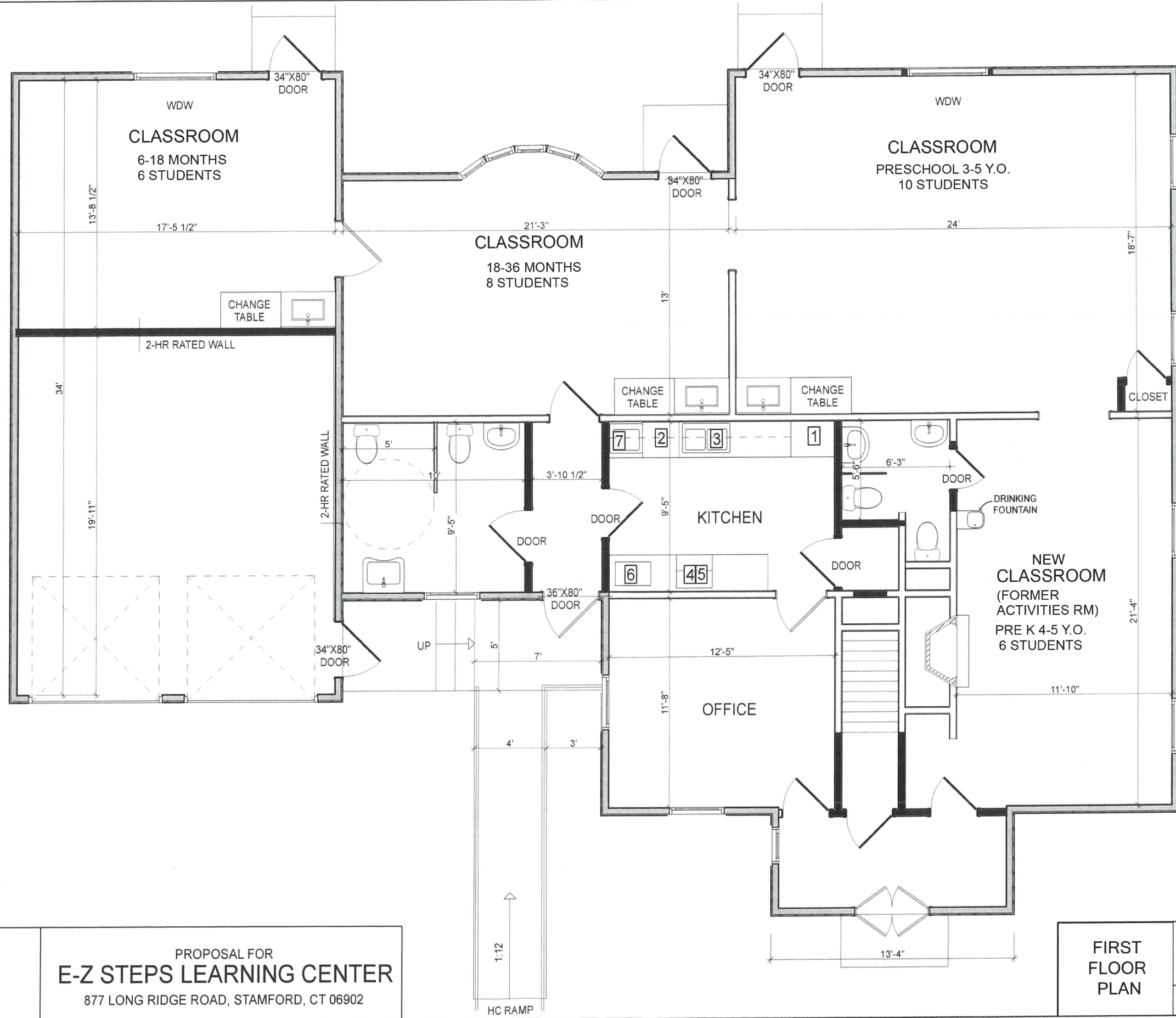


ZBA Application #013-22
877 Long Ridge Road

Date: 4/11/2022

1 inch = 67 feet





KITCHEN APPLIANCES

- 1 NSF REFRIGERATOR
- 2 NSF DISHWASHER
- 3 NSF DOUBLE SINK
- 4 NSF RANGE
- 5 NSF HOOD
- 6 NSF MICROWAVE OVEN
- 7 HAND WASHER

#013-22

VICTOR SHEPTOVITSKY
 ARCHITECT
 2440 HIGH RIDGE RD
 STAMFORD CT 06903
 203-219-5665

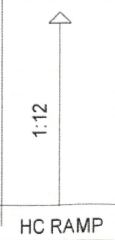
PROPOSAL FOR
E-Z STEPS LEARNING CENTER
 877 LONG RIDGE ROAD, STAMFORD, CT 06902

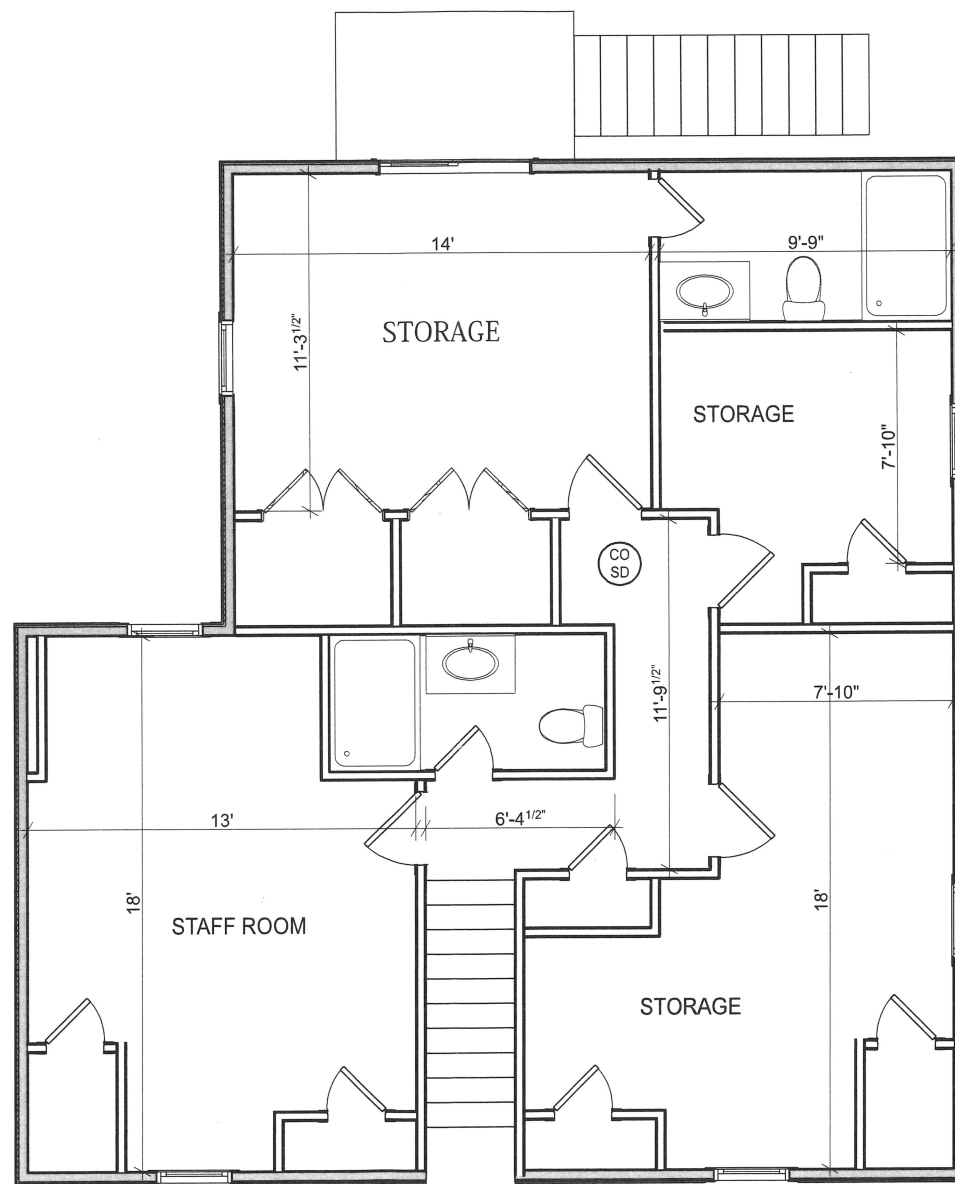
FIRST FLOOR PLAN

Drawing Scale
 3/16" = 1'-0"

FEBRUARY 24, 2022

Victor Sheptovitsky





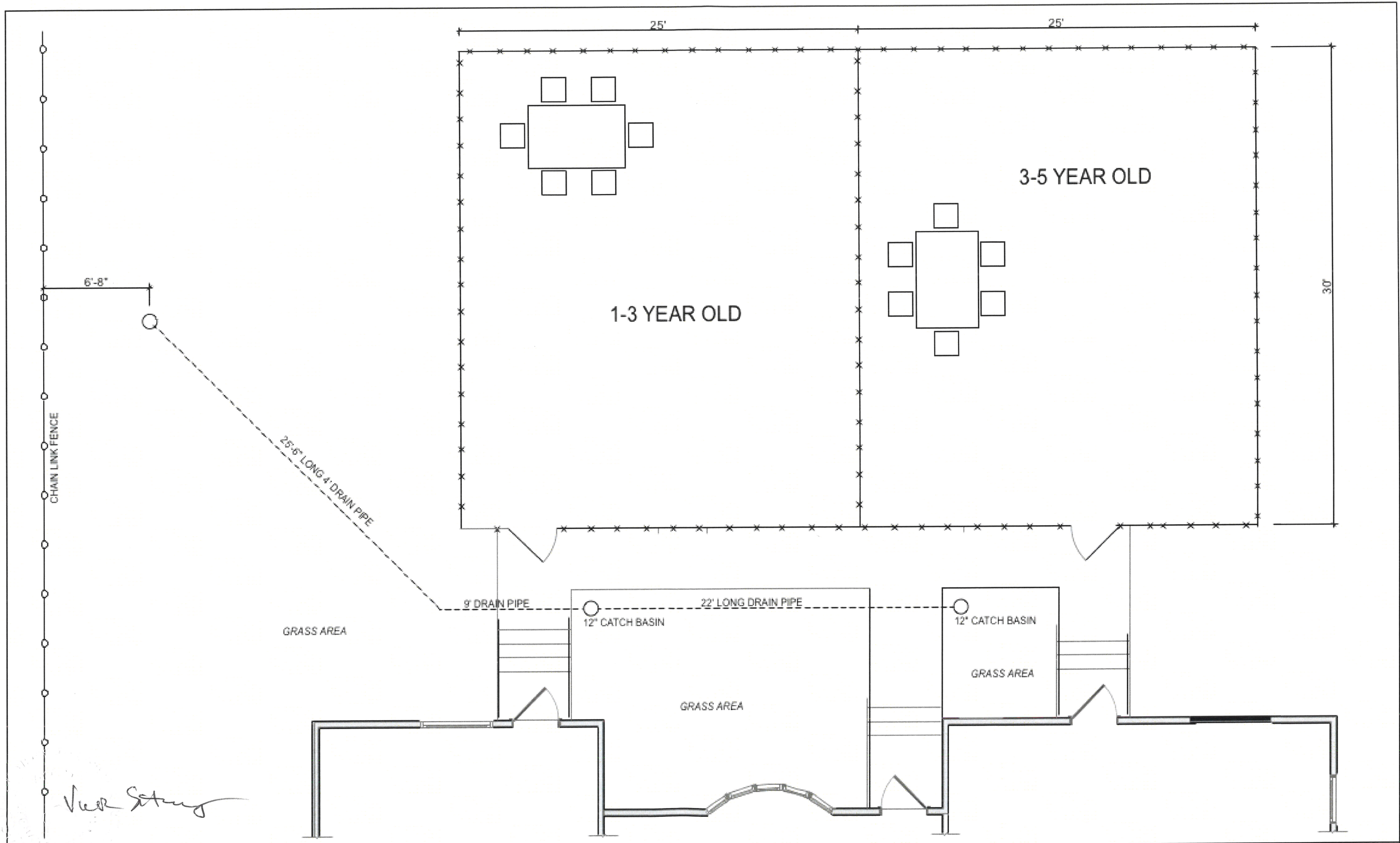
Victor Sheptovitsky

VICTOR SHEPTOVITSKY
ARCHITECT
 2440 HIGH RIDGE RD
 STAMFORD CT 06903
 203-219-5665

PROPOSAL FOR
E-Z STEPS LEARNING CENTER
 877 LONG RIDGE ROAD, STAMFORD, CT 06902

SECOND FLOOR PLAN

Drawing Scale
 3/16" = 1'-0"
 2/25/2022



View Setting

<p>VICTOR SHEPTOVITSKY ARCHITECT 2440 HIGH RIDGE RD, STAMFORD CT 06903 203-219-5665</p>	<p>PROPOSAL FOR E-Z STEPS LEARNING CENTER 877 LONG RIDGE ROAD, STAMFORD, CT 06902</p>	<p>PLAYGROUND PLAN</p>	<p>Drawing Scale 3/16" = 1'-0" 02/25/2022</p>
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Victor Sheptovitsky

VICTOR SHEPTOVITSKY
ARCHITECT

2440 HIGH RIDGE RD
STAMFORD CT 06903
203-219-5665

PROPOSAL FOR
E-Z STEPS LEARNING CENTER
877 LONG RIDGE ROAD, STAMFORD, CT 06902

**FRONT
ELEVATION**

Drawing Scale
3/16" = 1'-0"

2/24/2022



Victor Sheptovitsky

**VICTOR SHEPTOVITSKY
ARCHITECT**
2440 HIGH RIDGE RD
STAMFORD CT 06903
203-219-5665

PROPOSAL FOR
E-Z STEPS LEARNING CENTER
877 LONG RIDGE ROAD, STAMFORD, CT 06902

REAR ELEVATION

Drawing Scale
3/16" = 1'-0"
02/25/2022