

**MAYOR**  
CAROLINE SIMMONS  
**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

**RECEIVED**

**JUN 13 2022**

**PLANNING BOARD**

**DATE:** June 13, 2022  
**TO:** Planning Board  
F. Petise, Transportation  
R. Clausi, 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:

**#020-22      747 East Main Street/737 East Main Street**

**Please respond by July 13, 2022.**

Application # 020-22

**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](mailto: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
- Gasoline Station Site Approval
- Motor Vehicle Approval:

New Car Dealer  Used Car Dealer  General Repairer  Limited Repairer

**2. Address of affected premises:**

747 E Main St / 737 E Main St (parking lot) 06902  
 street zip code

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

Block: 101 Zone: C-G Sewered Property  yes  no

Is the structure 50 years or older  yes  No

Corner Lots Only: Intersecting Street: (parking lot) Crandall St  
 Within 500 feet of another municipality: No  Yes  Town of \_\_\_\_\_

**3. Owner of Property:** 747 E Main St LLC

Address of Owner: 107 Myrtle Ave Zip 06902

Applicant Name: Jameson Riley

Address of Applicant 105 Holmes Ave Zip 06820

Agent Name: \_\_\_\_\_

Address of Agent: \_\_\_\_\_ Zip \_\_\_\_\_

EMAIL ADDRESS: jameson@stamfordvolvo.com  
 (Must be provided to receive comments from letters of referral)

Telephone # of Agent \_\_\_\_\_ Telephone # of Owner 203-858-3115

(CONTACT IS MADE WITH AGENT, IF ONE)

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

Commercial property previously used as  
a Mazda dealership.

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

Please see attached survey and architect's  
drawings displaying motorcycle dealership.

**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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Variance 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:

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

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

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### **SPECIAL PERMIT**

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

SPECIAL EXCEPTION is requested as authorized by Section(s) \_\_\_\_\_ of the Zoning Regulations.

Provide details of what is being sought:

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### **MOTOR VEHICLE APPLICATIONS**

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

Open and operate new motorcycle  
dealership of Ducati, ~~BMW~~, & Husqvarna.

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**SIGNATURE REQUIRED FOR ALL APPLICATONS**

*Camela J. Riley*

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Signature of:    ( ) Agent            ( ) Applicant            (  ) Owner

Date Filed: 6/10/22

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Zoning Enforcement Officer Comments:

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**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.**

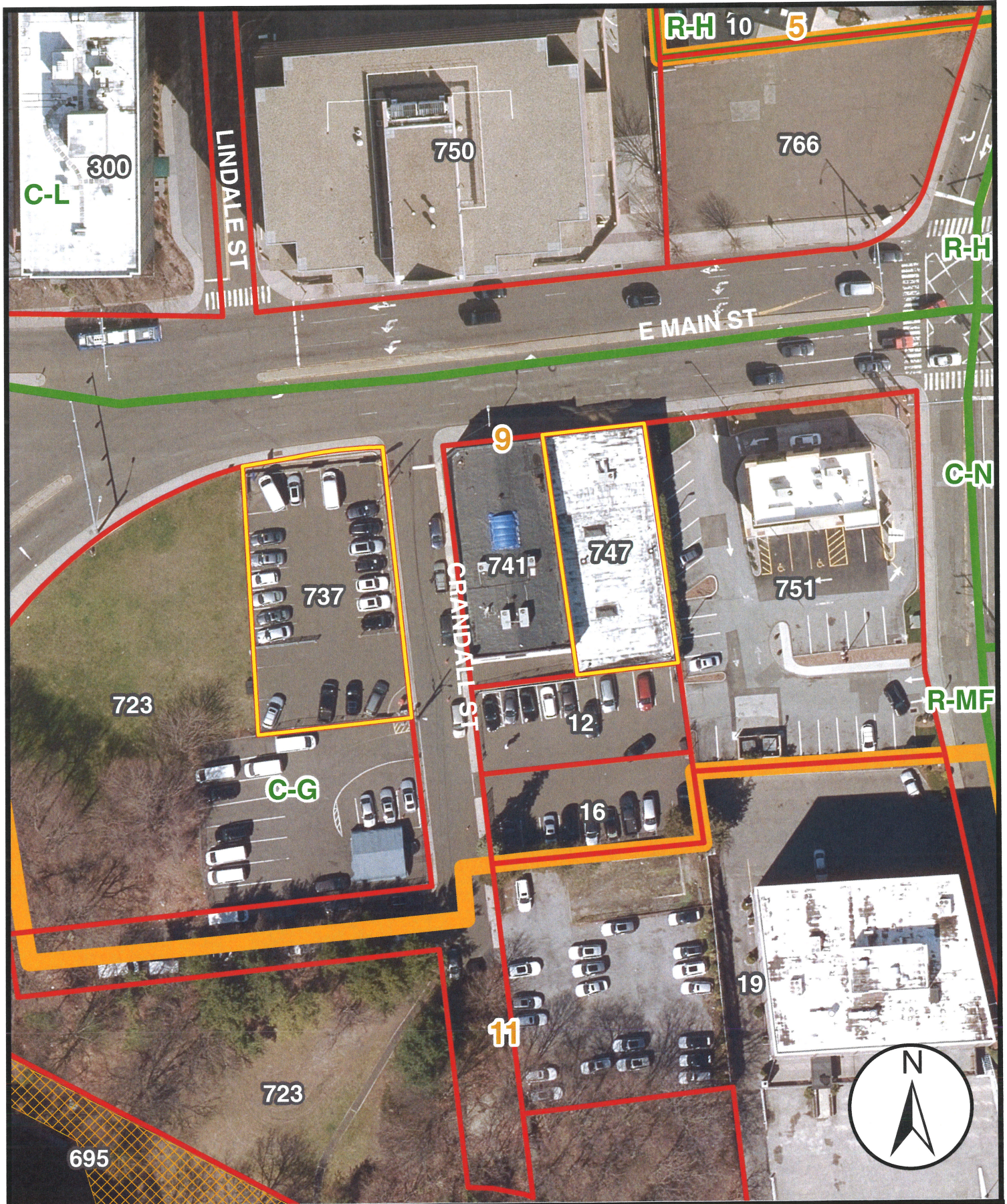
Zoning Enforcement: Frank Conti Date: 6/10/22

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 #020-22**  
**747 & 737 East Main Street**

Date: 6/15/2022

1 inch = 58 feet

