

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

130 Lenox Avenue is an industrial/commercial condominium complex that contains 32 industrial/commercial units, which have historically housed commercial and industrial uses, and upwards of 59 parking spaces.

The Property (130 Lenox Avenue, Unit 20) is a 1,716+/- square foot industrial/commercial condominium unit, which contains two vehicle service bays. The Unit's floor plan is shown in greater detail on the attached plans prepared by Manuel Design & Associates, LLC and Redniss & Mead. The Unit is currently vacant.

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

The Applicant intends to operate a general repairer automobile operation in the Unit, specializing in vintage automobile restoration. Given the nature of such an operation and the level of attention the Applicant

dedicates to each automobile, this proposed use will be less intense than a standard general automobile repair establishment. There are no changes proposed to the structure or layout of the Unit from what is detailed on the attached floor plan prepared by Manuel Design & Associates, LLC. The proposed use will only occupy the bounds of the Unit. The proposed automobile repair establishment will have access to five (5) parking spaces. However, all repairs will take place inside of Unit 20. Additionally, Zoning Enforcement has confirmed the Applicant will only require three (3) parking spaces (one as the sole employee and one for each of the two parking bays). Unit 20 and all five (5) parking spaces are located in the M-G Zone.

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

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:

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)

SPECIAL EXCEPTION is requested as authorized by Section(s) N/A of the Zoning Regulations.

Provide details of what is being sought:

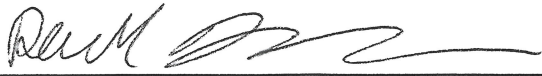
N/A

MOTOR VEHICLE APPLICATIONS

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

The Applicant seeks a Certificate of Approval of Location per Section 19.A.3.b of the Stamford Zoning Regulations in order to operate a General Repairer's automobile establishment within Unit 20. The Applicant will conduct all of his work inside of Unit 20. The shop will be open Monday through Friday from 11:00am to 6:00pm, and the Applicant will be the sole employee. Due to the nature of his operation and types of cars he services, the Applicant will only take on one or two clients at a time. Therefore, this operation will be less intense compared to a standard general automobile repair establishment.

SIGNATURE REQUIRED FOR ALL APPLICATIONS



Rachel Breslin

Signature of: Agent Applicant Owner

Date Filed: July 21, 2022

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: *Mary Judge* Date: 7/25/22

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:

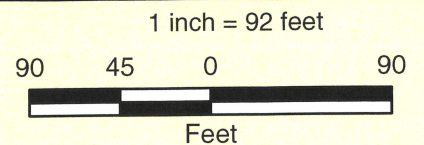
CAM Review by: _____ ZBA

Zoning Board



ZBA Application #024-22
130 Lenox Avenue

Date: 8/5/2022



SCHEDULE A

#024-22

All that certain piece or parcel of real property, located in the City of Stamford, County of Fairfield and State of Connecticut, being part of a condominium, the original declaration (the "Declaration") of which is dated March 15, 1990, and recorded in Book 3547 at Page 29 of the Stamford Land Records, as amended by First Amendment thereto dated April 17, 1990, and recorded in Book 3565 at Page 182 of the Stamford Land Records, as further amended by Second Amendment thereto dated November 7, 1990, and recorded in Book 3634 at Page 37 of the Stamford Land Records, and as further amended by Third Amendment thereto dated January 14, 1991, and recorded in Book 3656 at Page 205 of the Stamford Land Records (the term "Declaration" shall include the original declaration and amendments referred to above and any and all amendments thereto) known, designated and identified as UNIT 20, 130 Lenox Avenue, "130 LENOX PARK".

Together with its allocated interest in the Common Elements of said condominium, its Limited Common Elements and all appurtenances thereto as more fully set forth and described in said Declaration. Said unit(s) are a part of premises shown and designated on a certain map entitled, "Unit and Parking Plan at 130 Lenox Park Prepared for Marble Partners, Stamford, CT", which map is on file in the office of the Town Clerk of the City of Stamford by the Map No. 12194, revised by Map No. 12205, further revised by Map No. 12246, and further revised by Map No. 12264, and set forth as Schedule A-1 in the Declaration.

July 12, 2022

Chairman Joseph Pigott
c/o Ms. Mary Judge
Administrative Assistant, Zoning Board of Appeals
City of Stamford
888 Washington Boulevard
Stamford, CT 06901

**RE: 130 Lenox Avenue, Unit 20, Stamford, CT (the "Property")
General Repairer's License Certification of Location Approval Application
Parking Access**

Dear Chairman Pigott:


I, Charles Schemera, the owner of 130 Lenox Avenue, Unit 20, hereby authorize my tenant, Jeremiah Cahn LLC d/b/a Specialty Auto Works (the "Tenant"), exclusive access to following parking spaces in connection with his proposed use of the Property:

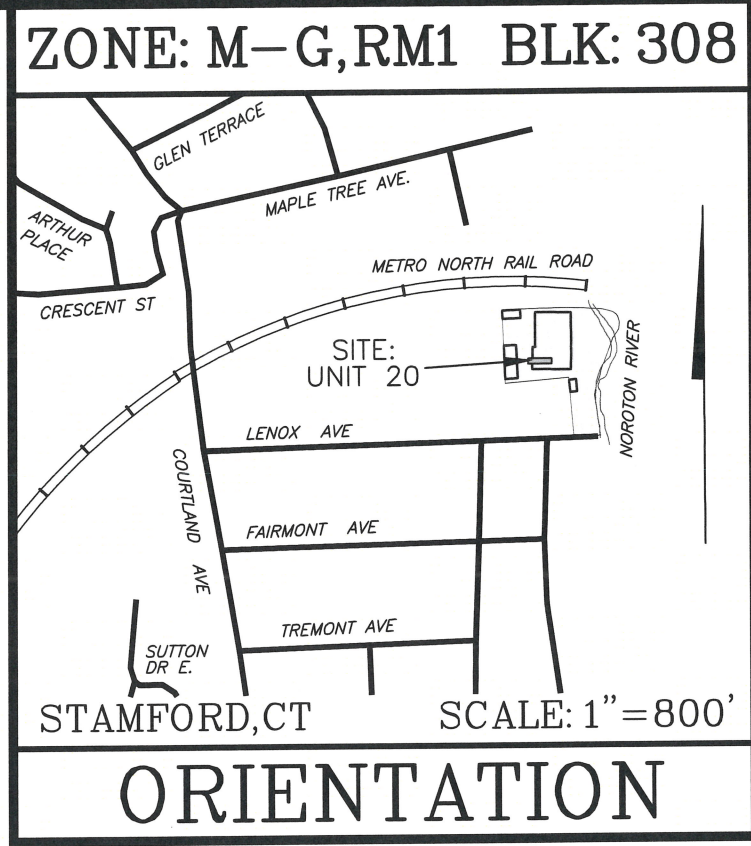
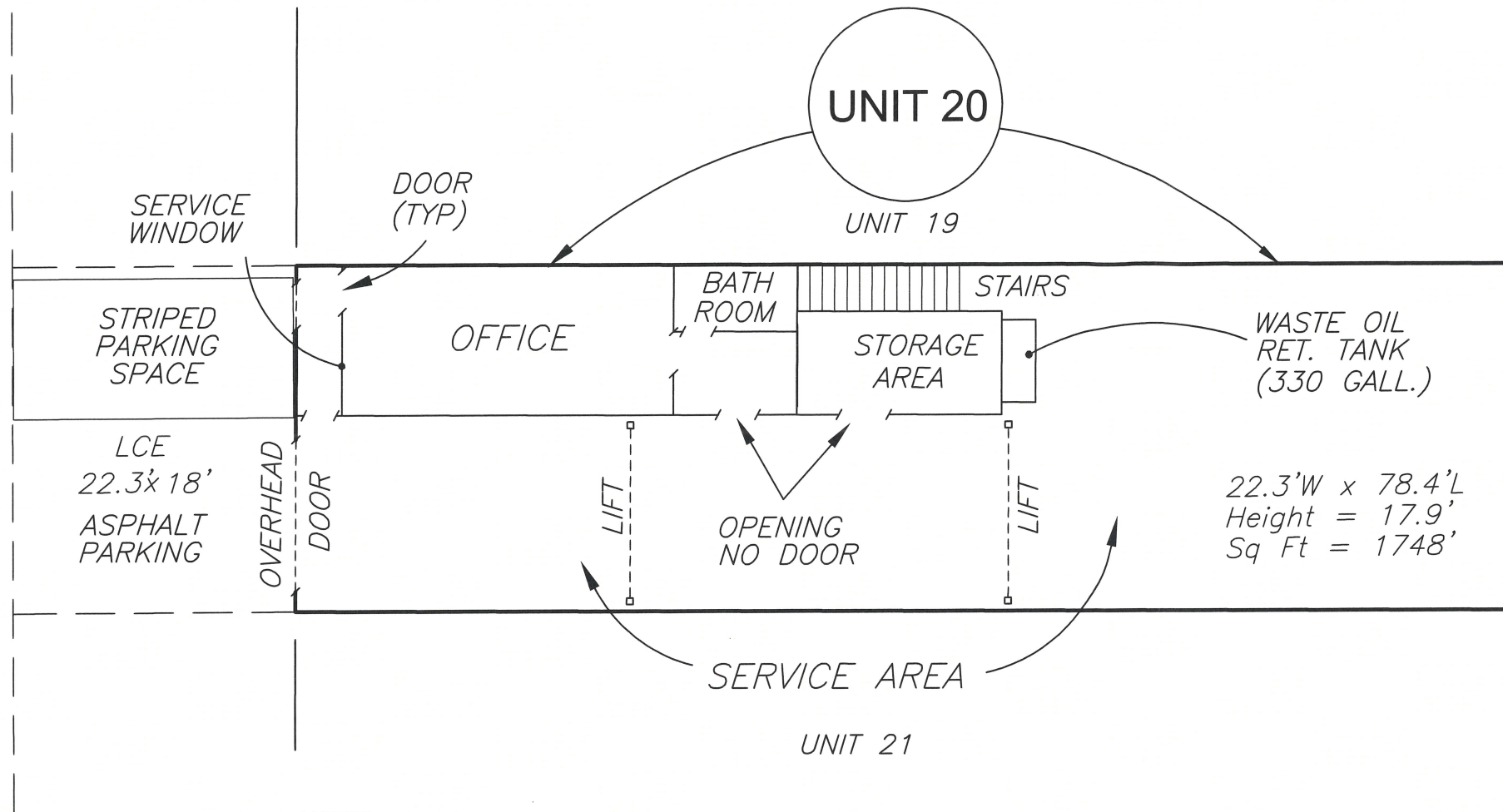
- Parking Space 28;
- Parking Space 29;
- Parking Space 30; and
- Parking Space 35.

The Property and the allocated parking spaces are highlighted on the attached Stamford Land Records Map 12264. I further note the Tenant will have access to the single parking space directly in front of Unit 20.

Thank you for your acknowledgment of this authorized access.

Sincerely,

By: 
Charles Schemera



NOTES:

1. This map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. as a General Location Survey the Boundary Determination Category of which is a Dependent Resurvey of portions of the boundaries as specifically depicted hereon and conforming to Horizontal Accuracy Class A-2 and is intended to be used for Department of Motor Vehicle application purposes with respect to unit 20.
2. Reference is made to Map 12246 S.L.R.
3. Reference is made to deed of record found in Volume 9386 Pg. 125.
4. Reference is made to Declaration of Condominium found in Volume 3656 Pg. 205.
5. Reference is made to agreements, covenants, permits as noted in deed of record Volume 9386 Pg. 125.
6. Total Area of site = 3.42± Acres.

#024-22

**GENERAL LOCATION SURVEY
UNIT 20 - MAP 12264 S.L.R.
130 LENOX AVENUE
STAMFORD, CT
PREPARED FOR
JEREMIAH CAHN**

To my knowledge and belief, this map is substantially correct as noted hereon.

On 7/19/2022 By Lawrence W. Posson, Jr.
Lawrence W. Posson, Jr. CT. L.S. #18130

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null and void.

REDNISS & MEAD

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissmead.com

COMM. NO.: 1258F-1	DATE: 06/27/2022
	SCALE: 1"=10'