

Application #                      **#027-22**                     

**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)
  - (X) 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:**

9 Riverbend Drive South, Stamford, CT 06907  
\_\_\_\_\_ street \_\_\_\_\_ zip code

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

Block: 319 Zone: HT-D Sewered Property (X) yes ( ) no

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

Corner Lots Only: Intersecting Street: N/A

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

**3.**

**Owner of Property:** River Bend Center LLC

**Address of Owner:** 6 Riverbend Dr. Suite 6A, Stamford, CT Zip 06907

**Applicant Name:** Cottontails Childcare and Learning Center LLC

**Address of Applicant** 9 Riverbend Drive South, Stamford, CT Zip 06907

**Agent Name:** Joseph J. Capalbo, II

**Address of Agent:** 1100 Summer Street, Stamford, CT Zip 06905

**EMAIL ADDRESS:** JJCLAW@CSHORE.COM  
(Must be provided to receive comments from letters of referral)

Telephone # of Agent 203-324-8882 Telephone # of Owner 203 561-2646

(CONTACT IS MADE WITH AGENT, IF ONE)

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:

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) Appendix A, Land Use Schedule of the Zoning Regulations.

Provide details of what is being sought:

Applicant is proposing to open and operate a Child Day Care Center for up to seventy -

five (75) children between the ages of 0 to 5 years. The intended hours of operation are

7:30 am to 6:00pm Monday through Friday except holidays and 4 weeks during the summer.

**MOTOR VEHICLE APPLICATIONS**

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

**ZONING ENFORCEMENT APPROVAL**  
For Submission To Zoning Board Of Appeals

Sheet 1 of 1  
Authorized Signature [Signature] Date 8/31/20

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

The proposed child care facility is to be located in an office park comprised of a number of separate commercial buildings

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

The applicant is intending to lease approximately 9,200 square feet in Building 9 of the office park to operate a child day care center.

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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):**

N/A

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**SIGNATURE REQUIRED FOR ALL APPLICATIONS**

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

Date Filed: 8/31/2022

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Zoning Enforcement Officer Comments:

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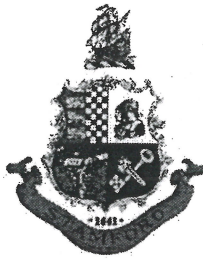
**DECISION OF THE ZONING ENFORMENT OFFICER**  
(Complete this section **only** for appeals of zoning enforcement officer decision)

DECISION OF THE ZONING ENFORCEMENT OFFICER dated \_\_\_\_\_ is appealed because:

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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.**

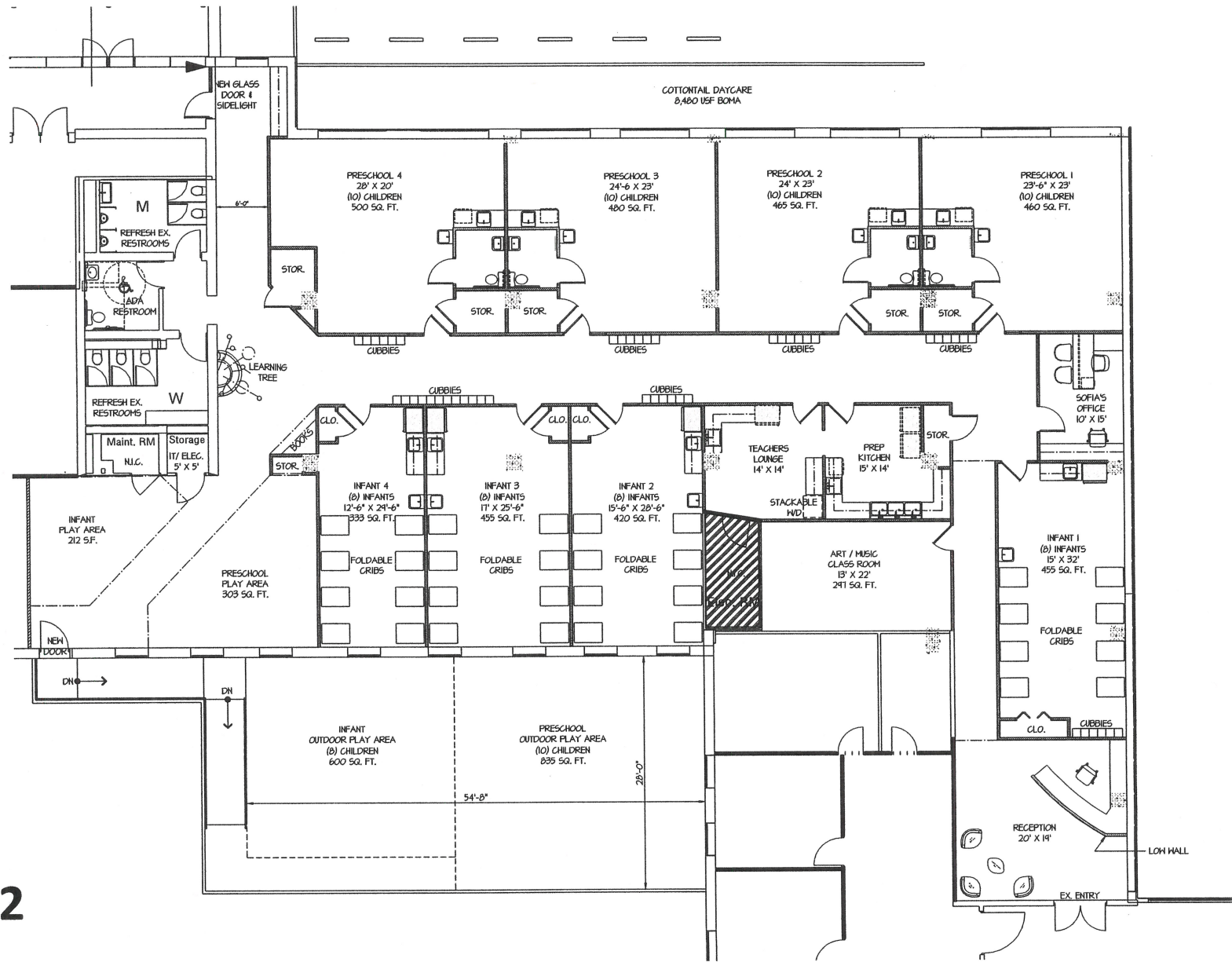
Zoning Enforcement: \_\_\_\_\_ Date: 8/31/22

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: \_\_\_\_\_

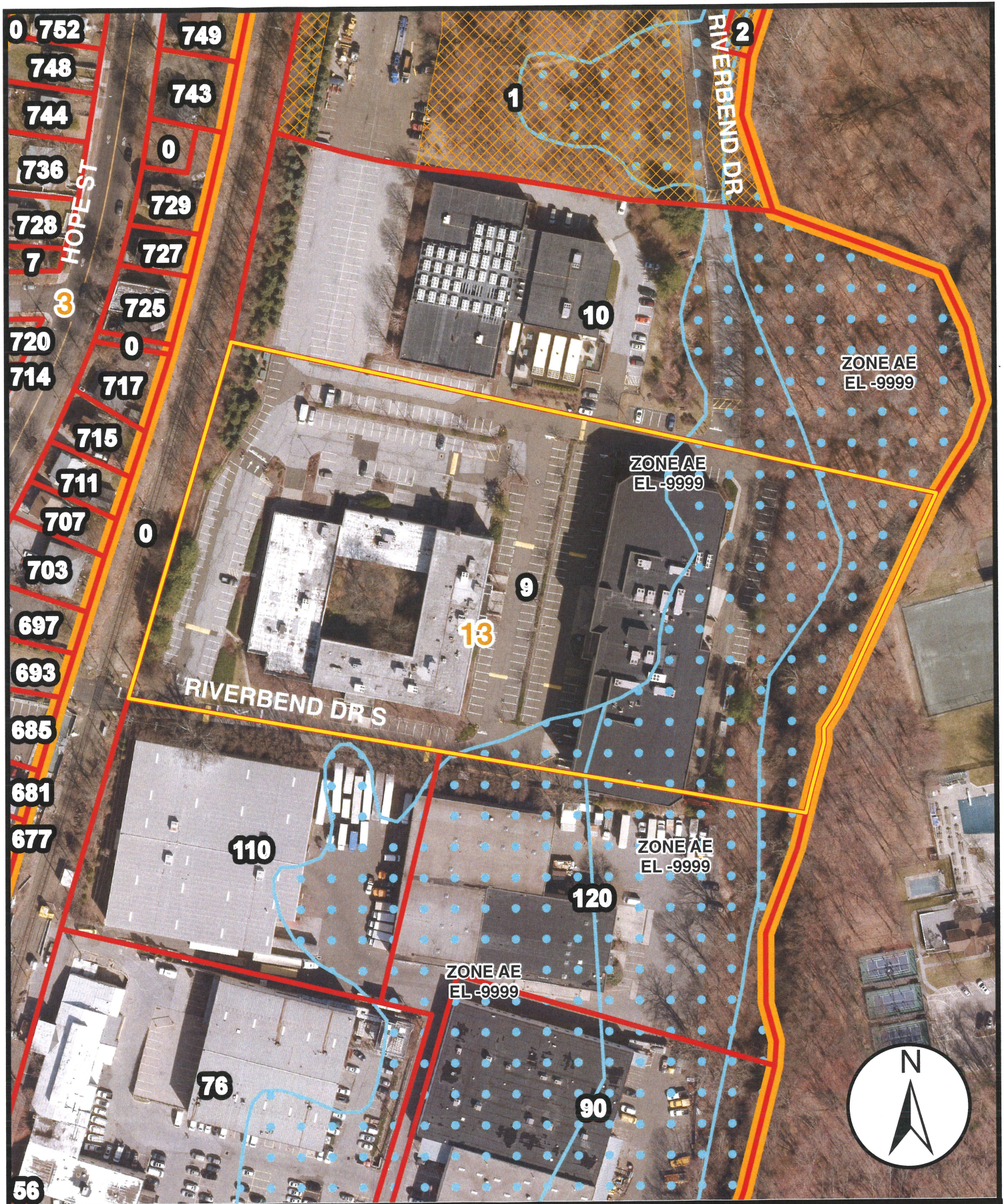
CAM Review by: \_\_\_\_\_ ZBA \_\_\_\_\_  
Zoning Board



#027-22

FLOOR PLAN





**ZBA Application #027-22**  
**9 Riverbend Drive South**

Date: 10/11/2022

1 inch = 133 feet

