

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 mjjudge@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:

59 Somerset Lane 06903  
 \_\_\_\_\_  
 street zip code

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

Block: 383 Zone: R10 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: Paul Ramos  
 \_\_\_\_\_  
 Address of Owner: 59 Somerset Lane, Stamford, CT Zip 06903  
 \_\_\_\_\_  
 Applicant Name: NOVA Academy, LLC  
 \_\_\_\_\_  
 Address of Applicant: 59 Somerset Lane, Stamford, CT Zip 06903  
 \_\_\_\_\_  
 Agent Name: Juan P. Paredes, PE  
 \_\_\_\_\_  
 Address of Agent: JP Engineering & Architectural Services, LLC  
 110 Prospect Street, Suite 13, Stamford CT Zip 06901  
 \_\_\_\_\_  
 EMAIL ADDRESS: jparedes@jp-ea.com  
 \_\_\_\_\_

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

Telephone # of Agent 914-924-4967 Telephone # of Owner 203-621-4189

(CONTACT IS MADE WITH AGENT, IF ONE)

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

Single family dwell: \_\_\_\_\_ ched two-car garage. Accessory structure: shed.

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

Existing attached two-car garage (29' x 29'-4") unfinished/unheated is proposed to be converted to finished/livable indoor usable program space for proposed child day care center (665sf) for a maximum capacity of 19 children.

Existing backyard is proposed to be utilized for outdoor recreational activities; minor landscaping modifications proposed.

**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

ZONING ENFORCEMENT APPROVAL For Submission To Zoning Board Of Appeals  
Sheet \_\_\_\_\_ of \_\_\_\_\_  
Authorized Signature \_\_\_\_\_ Date 3/31/21

ZONING ENFORCEMENT APPROVAL For Submission To Zoning Board Of Appeals  
Sheet \_\_\_\_\_  
Authorized Signature \_\_\_\_\_ Date \_\_\_\_\_

ZONING ENFORCEMENT APPROVAL For Submission To Zoning Board Of Appeals  
Sheet \_\_\_\_\_  
Authorized Signature \_\_\_\_\_ Date \_\_\_\_\_

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

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N/A

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

N/A

**SPECIAL PERMIT**

Conversion of existing residential space of a single-family residence for the purpose of utilizing 665sf as a childcare center.

Section 4.B c.(5) District Regulations, Permitted Uses, Special Permit, Child day care centers, Group day care homes.

Section 5 (Use Regulations) Child Day Care Services (Page 5-11) number 1.

Proposed childcare center will have a maximum number of 19 children (10 infants and 9 toddlers). Five childcare providers, 7 off-street parking spaces (5 for childcare providers and 2 for children/parents)  
Hours of operation are 8:00 am – 5:00 pm.


**MOTOR VEHICLE APPLICATIONS**

(Complete this section only for Motor Vehicle/Service Dealers Applications)

Provide details of what is being sought.

N/A

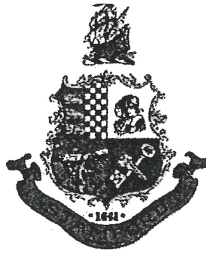
**SIGNATURE REQUIRED FOR ALL APPLICATIONS**



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

Date Filed:    03/20/2021

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**CITY OF STAMFORD  
ZONING BOARD OF APPEALS**

**APPLICATION PACKET**

Board Members  
**Claire D. Friedlander, Chair**  
**John A. Sedlak**  
**Mary Savage**  
**Nino Antonelli**  
**Joseph Pigott**

Alternate  
**Ernest Matarasso**  
**Matthew Tripolitsiotis**  
**Lauren Jacobson**

Land Use Administrative Assistant  
**Mary Judge**

**ALL APPLICATIONS MUST BE APPROVED AND REVIEWED BY THE  
ZONING ENFORCEMENT AT LEAST ONE WEEK PRIOR TO THE  
SUBMITTAL DATE**

Zoning Enforcement: \_\_\_\_\_

Date: \_\_\_\_\_

3/31/21

03/20/2021

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: \_\_\_\_\_

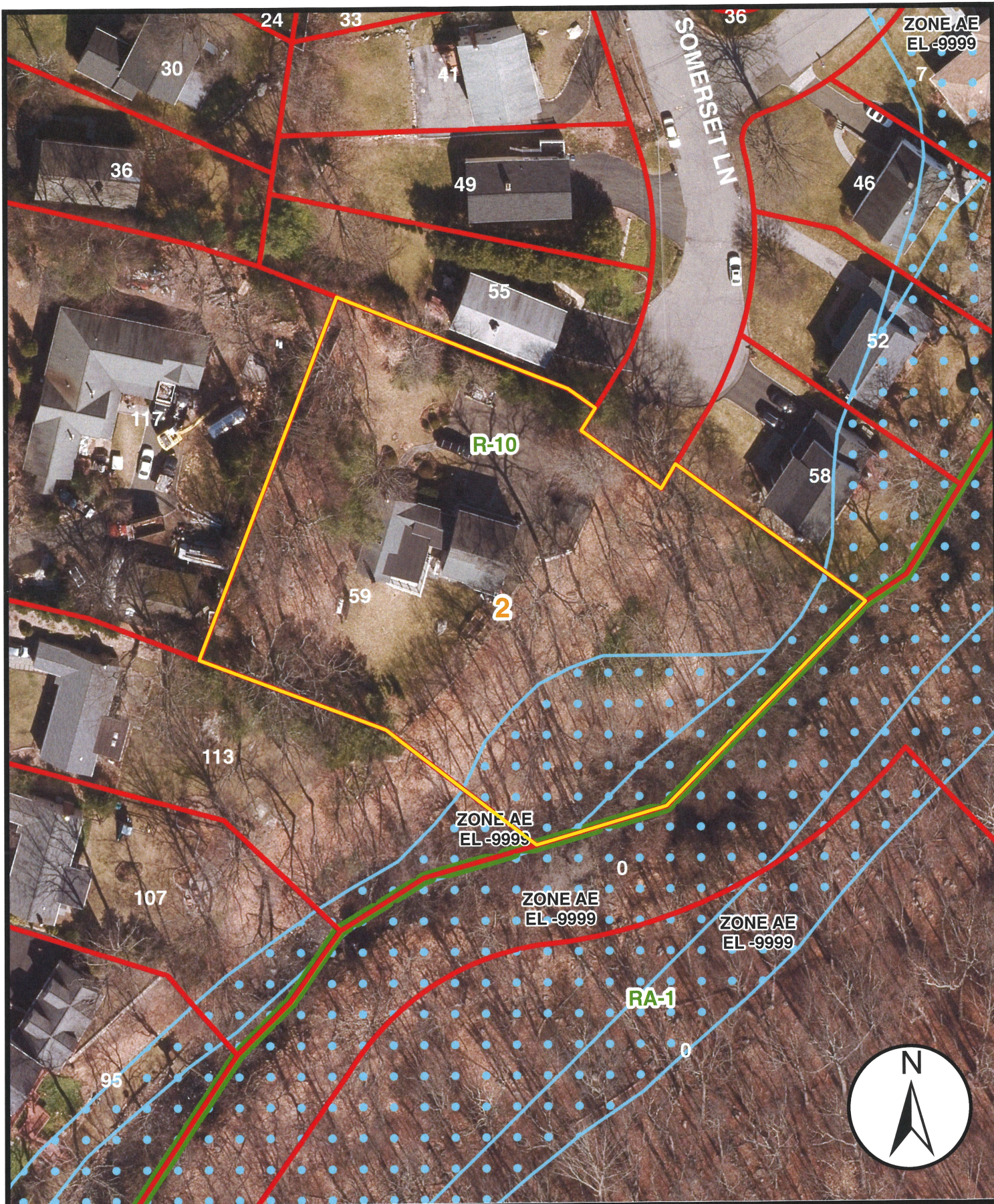
Date: \_\_\_\_\_

CAM Review by:

Zoning Board

ZBA





**ZBA Application #011-21**  
**59 Somerset Lane**

Date: 4/19/2021

