

CITY OF STAMFORD
ZONING BOARD OF APPEALS

Stamford Government Center
888 Washington Blvd.
P.O. Box 10152
Stamford, CT 06904-2152

Application # 024-21

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)
 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:

914-926 Newfield Avenue A/k/a 894 Newfield Avenue 06903
street zip code

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

Block: 324 Zone: RA-1/R-20 Sewered Property 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 Town of _____

3. Owner of Property: The Bridgeport Roman Catholic Diocesan CORP.

Address of Owner: 238 Jewett Avenue, Bridgeport, CT Zip 06606

Applicant Name: The Bridgeport Roman Catholic Diocesan CORP.

Address of Applicant 926 Newfield Avenue, Stamford, CT Zip 06905

Agent Name: John F.X. Leydon, Jr., ESQ. Law Office of John F.X. Leydon, Jr., LLC

Address of Agent: 350 Bedford Street, Suite 403, Stamford, CT Zip 06901

EMAIL ADDRESS: Jleydon@Jleydon.com

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

Telephone # of Agent (203) 487-3995 (w) Telephone # of Owner (203) 372-4301

(203) 253-0489 (e)

(CONTACT IS MADE WITH AGENT, IF ONE)

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

See Schedule A attached hereto and made a part hereof.

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

The applicant proposes to install a fenced playground and associated equipment as depicted on the plans submitted herewith.

of July 5/21/21

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):

ZONING ENFORCEMENT APPROVAL
For Submission To Zoning Board Of Appeals

Sheet 1 of 1
Authorized Signature [Signature] Date 5/21/21

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:

DO NOT WRITE ON BACK OF PAGE

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

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

SPECIAL PERMIT

(Complete this section only for special exceptions)

SPECIAL EXCEPTION is requested as authorized by Section(s) Section 19.C
of the Zoning Regulations.

Provide details of what is being sought:

Special permit to allow the installation of a fenced playground and associated equipment.

OK June 5/21/21.

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 5/21/21

SIGNATURE REQUIRED FOR ALL APPLICATIONS

Law Office of John F. X. Leyden, Jr., LLC

By John F. X. Leyden, Jr.

Signature of: Agent () Applicant () Owner

Date Filed: May 19, 2021

DO NOT WRITE ON BACK OF PAGE

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

Schedule A

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

Uses on the affected property include school and religious uses.

- a. Trinity Catholic High School, 926 Newfield Avenue, high school including fields, bleachers, press box and scoreboard;
- b. St. Gabriel Parish & Trinity Catholic Middle School, 928 Newfield Avenue, church and middle school located on the northwest section of the parcel;
- c. St. John Fisher, 894 Newfield Avenue, two-story building that includes seminary residences, chapel and classrooms located on the southerly portion of the parcel; and,
- d. St. Gabriel Rectory, 914 Newfield Avenue.



**CITY OF STAMFORD
ZONING BOARD OF APPEALS**

APPLICATION PACKET

Board Members
Claire D. Friedlander, Chair
John A. Sedlak
Nino Antonelli
Joseph Pigott
Lauren Jacobson

Alternate
Ernest Matarasso
Matthew Tripolitsiotis

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: _____

5/21/21

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

Yes () No ()

Is the project exempt from the coastal regulation?

Yes () Exemption # _____

No () N/A ()

Environmental Protection: _____

Date: _____

CAM Review by:

Zoning Board

ZBA

926 Newfield Avenue – Stamford, Connecticut
The Bridgeport Roman Catholic Diocesan, Corporation

Project Summary

The Bridgeport Roman Catholic Diocesan, Corporation (applicant) in conjunction Mater Salvatoris College Preparation School operating out of the former Trinity Catholic school building, is proposing to construct a modest playground to serve the children of the school. The address of the school is 926 Newfield Avenue, Stamford, Connecticut. The playground will be located west of the southerly wing of the school. The location is more specifically depicted on a map entitled “Zoning Location Survey of Property at 926 Newfield Avenue in Stamford, Connecticut Prepared For The Bridgeport Roman Catholic Diocesan, Corporation”, dated May 13, 2021.

The playground will consist of several typical playground structures set over a soft porous bed consisting of either wood or rubber chips, placed over 4 inches of crushed stone, contained by border edging. The area for the playground was selected because of its gentle slope that requires a minimal amount of site grading to provide a level playground surface.

Since the selected medium is more permeable than the existing manicured grass surface, stormwater runoff in the immediate area would be less after the playground is constructed than under existing conditions. Therefore, no formal stormwater collection system is being proposed.

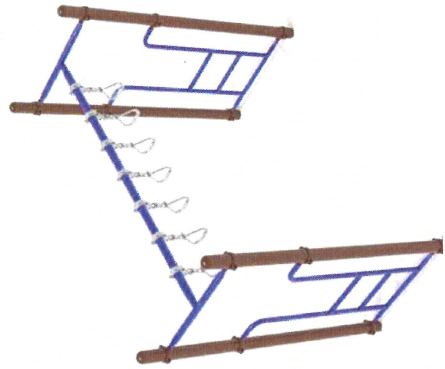
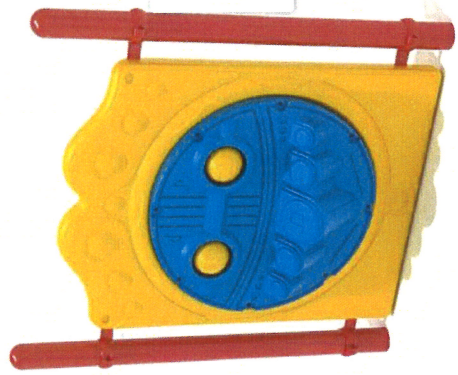
For a depiction of the proposed playground improvements, refer to plan entitled “Site Plan” dated May 13, 2021, prepared by Rocco V. D’Andrea, Inc.

Conclusion

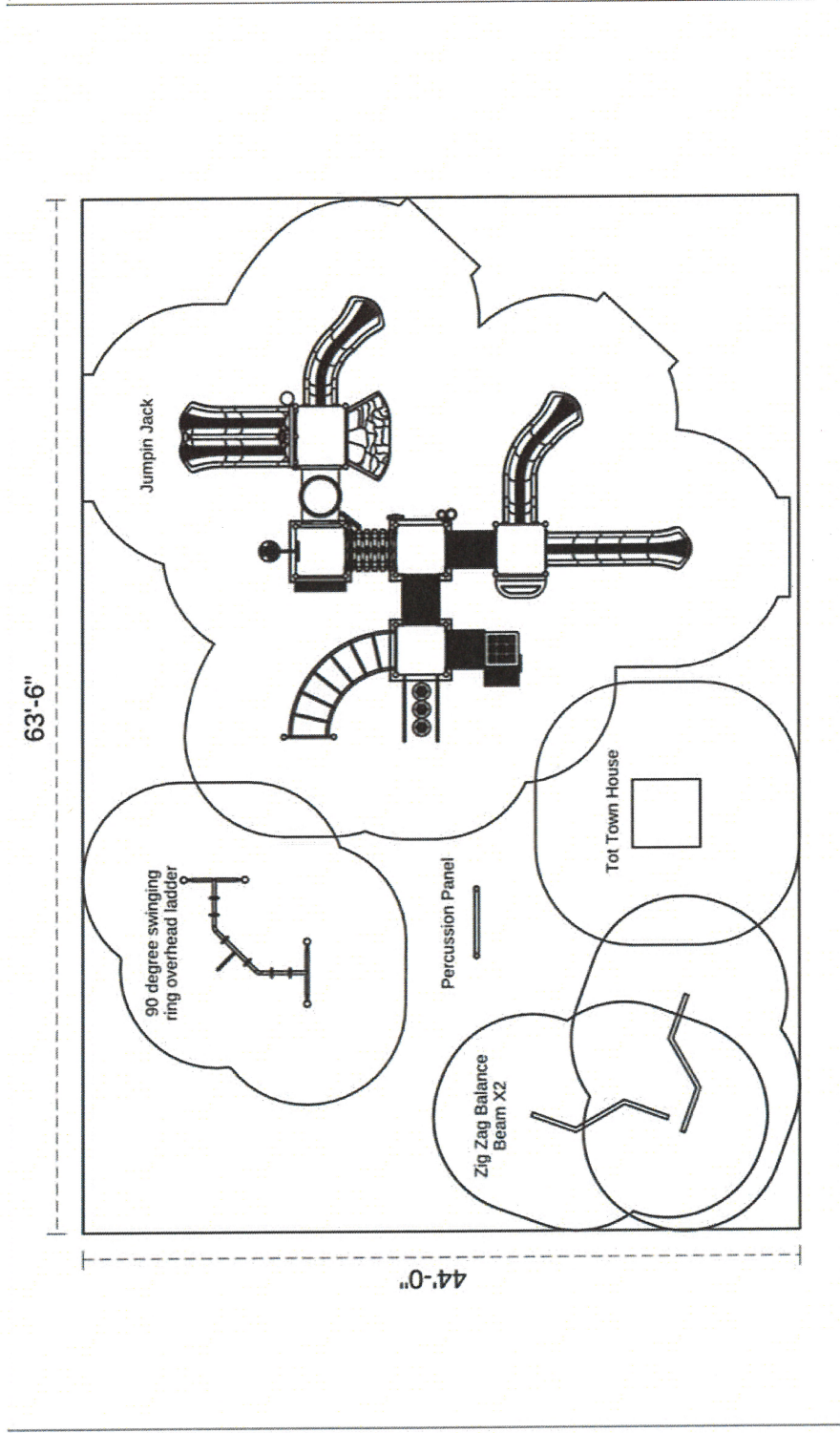
Since there will not be an increase in impervious surfaces, and since the playground itself will have better infiltration characteristics than existing lawn area. Therefore, it is our professional opinion that the proposed improvements will not cause an adverse impact on local drainage patterns or adjacent properties.

#024-21

#024-21



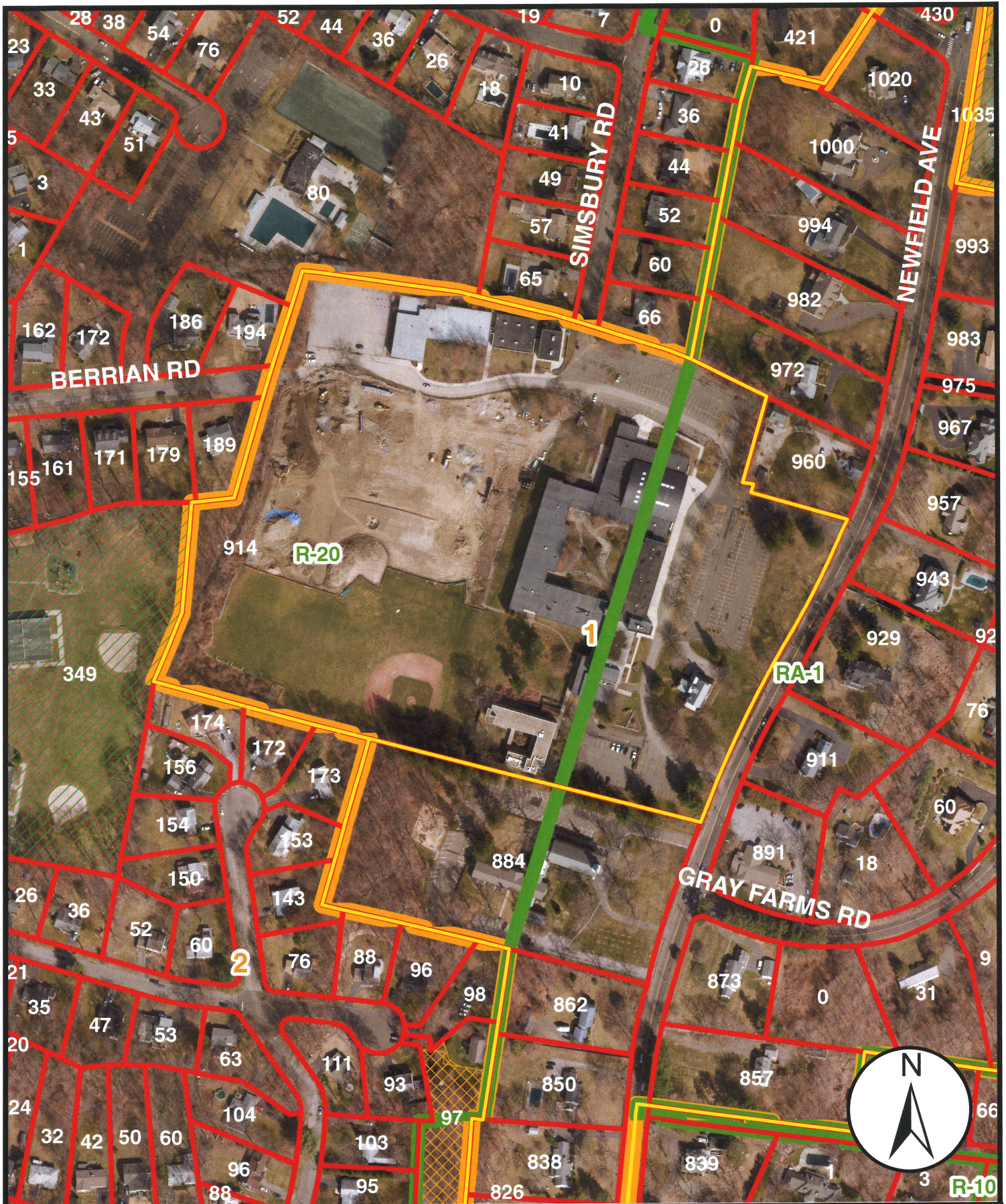
Playground Equipment



Design Request #21-01234

Created On: March 24, 2021
The information provided on this sheet is subject to change without notice.

- Slide: 84" high
 - Monkey bars: 8' high
 - Balance Beams: 16" high
 - Kids House: 4' 6" high
 - Percussion Panel 5' high
- ## #024-21



ZBA Application #024-21
894, 914, 926 & 948 Newfield Avenue

Date: 6/15/2021

1 inch = 250 feet

