

**APPLICATION FOR APPEAL OR VARIANCE
MONTVILLE ZONING BOARD OF APPEALS**

Name of Owner(s) GBJ LLC Application # _____
Name of Applicant(s) GBJ LLC Date Submitted 09/15/2026
Mailing Address 7 Fielding Drive, Uncasville, CT 06382
Tel # _____ Cell # _____ Business # _____ Zone R-20/R+32 02
Street Address of Property 197 Route 32, Montville, CT 06382
Assessor's Map # 070 Lot # 025/000 Email Address _____
Is Property in question within **500 feet** of the Town Line? Yes ☐ No ☒

Please List The **Names And Addresses** of the Adjacent, Abutting, etc. Property Owners below (attach an additional sheet if needed):

See Attached

The Applicant's **Reason** for Submitting This Application (Check One):

- ☒ (1) There is an Error in an Order, Requirement, or Decision made by the Zoning Enforcement Officer.
☐ (2) The Applicant seeks a Variance in the Application of the Zoning Regulations.
☐ (3) Other, Describe _____

The **Decision** which is being Appealed, or the Section(s) of the **Zoning Regulations** from which a Variance is Requested:

See Attached

The Applicant **Requests** the Board to take the following action:

Allow relief in areas of existing parking ? Access drive / waive requirements

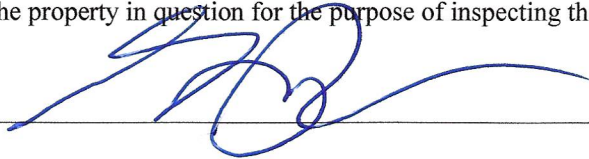
The Nature of the Unusual Hardship or Exceptional Difficulty existing with regard to the property is that the alterations needed to conform with new regulations would make the property unusable.

Has any previous Appeal been filed in connection with these premises? NO If so, when? _____

If the Applicant has Designated an Agent:

Name of Agent: Gregg Fedus Relationship: Engineer
Address: 70 Essex Street, Mystic, CT 06355 Phone No.: (860) 536-7390

I Certify that the information contained in this Application is true and correct and hereby authorize the Montville Zoning Board of Appeals and/or Zoning Enforcement Officer to enter upon the property in question for the purpose of inspecting the conditions described in this Application.

Date 9/15/26 Applicant(s) 

This Space Reserved For the Board

Date Officially Received _____ Date of Public Hearing _____

Action by Board _____ Date _____