



Town of East Lyme
 Zoning Department
 PO Box 519
 Niantic, CT 06357
 (860) 691-4114
 FAX: (860) 691-0351

SPECIAL PERMIT APPLICATION

Location: 170 Flanders rd Niantic Ct 06357 Date of Application: 12.26.22

Assessor's Map/Block/Lot: _____ Zone: _____

Applicant's Name: Cardio Sport by the Bay (Charles Koch)

Applicant's Address: 108 Hillcrest rd Niantic Ct 06357 Telephone: (860) 575-4962

Owner of Record: 170 Flanders LLC Volume/Page: _____

Owner's Address: PO Box 737 Niantic Ct 06357 Telephone: (860) 625-1265

DESCRIPTION OF SPECIAL PERMIT REQUEST {Requires compliance with Zoning Regulations 24, 25 & 9 and all other applicable Zoning Regulations of the Town of East Lyme; also state which sections of Zoning Regulations Special Permit is subject to}:

See statement of use

Signature of Owner: _____

Signature of Applicant: _____

Attach a true copy of the Deed and a Site Plan {10 copies required}. A copy of the deeds for all affected properties and a site plan demonstrating compliance with all applicable zoning code requirements must accompany this application.

Proof of posting of Special Permit Application public notice sign (Section 25.4.3-1). Proof of posting of the Special Permit Application for Public Notice must be submitted.

Below this line for Office Use Only:

Deed Copies Attached:	YES	<input checked="" type="radio"/>	NO	SPECIAL PERMIT FEE	\$150.00
				OUTDOOR DINING RENEWAL	\$20.00
Site Plan Attached:	YES	<input checked="" type="radio"/>	NO	SITE PLAN FEE	\$300.00
			N/A	STORM WATER	\$300.00
				STATE FEE:	\$60.00
CHECK #: <u>2213</u>				TOTAL DUE:	\$ <u>210.00</u>

Date Approved: _____ Date Denied: _____

Approval subject to conditions attached. YES/NO

Approval to become effective upon publication and date of entry into the land records of the Town of East Lyme affecting the premises as described in this application.

Date: _____ Attest _____
 East Lyme Zoning Chairman

Statement of use for Cardio Sport by the Bay- Bring the Workout of Sports to the Connecticut shoreline. Our model will build a cohesive atmosphere with current and former athletes. Providing them an opportunity to train in a game like setting harnessing their focus and movement patterns for a full body experience.

Staffing- 1 Staff member per class

Schedule- All activities will be class based and will run on a weekly schedule. Hours- Monday, Wednesday and Friday 8-11 am and 4-7 pm
Tuesday and Thursday 9 am-11 pm and 5-7 pm
Saturday 9-11 am

Classes- Will allow for 10-12 clients and no more than 1 class will be conducted at a time.

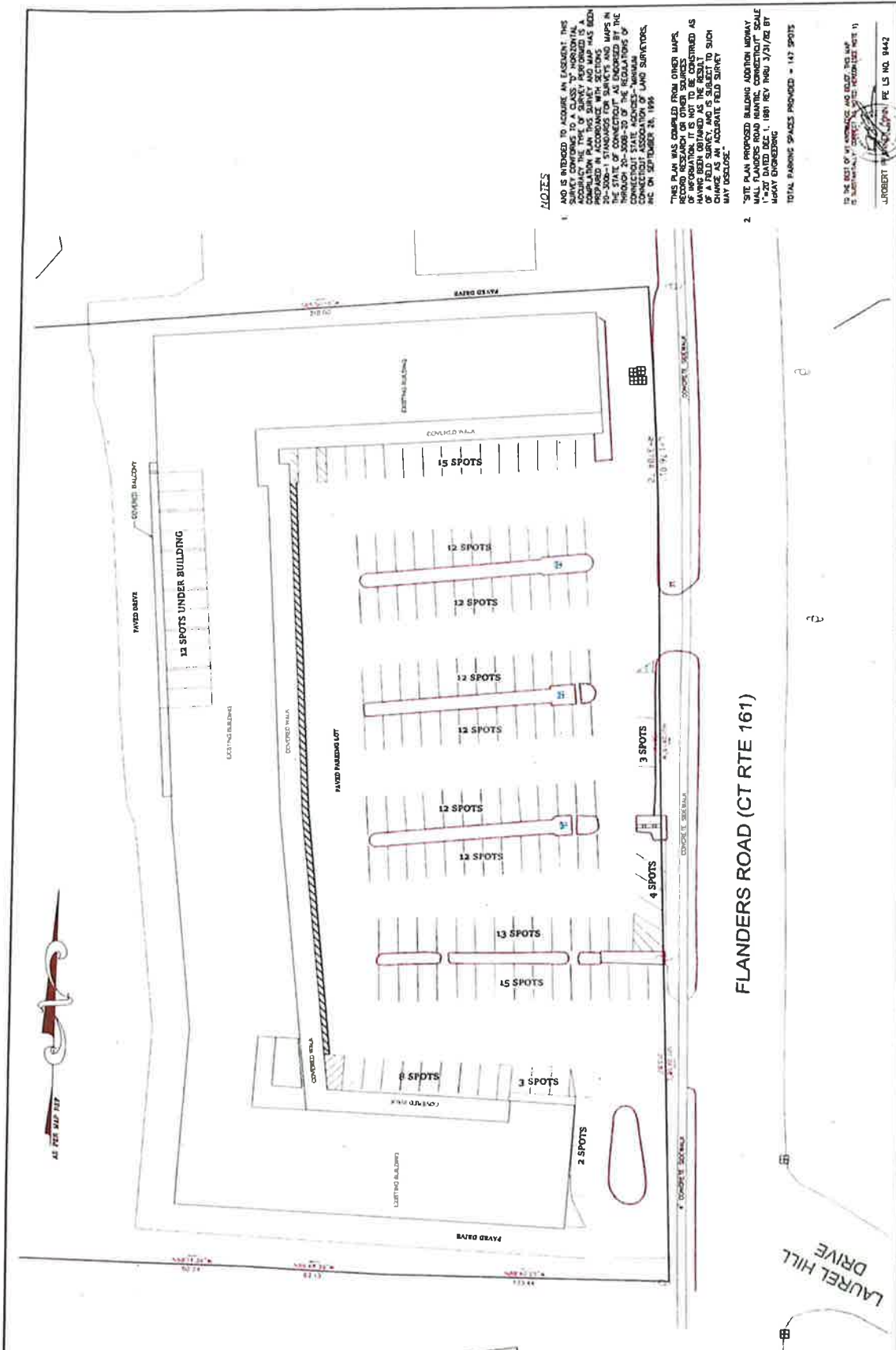
Services- will be provided on a class basis and no individual memberships will be offered.

Please see attached floor plan that references usable square footage in the amount of 800 sq ft.

Current tenants and square footage

Zen and now 4,000 sqft- 16 parking spaces
Alpha aero 2400 sqft- 10 parking spaces
Barber shop 1400 sqft- 6 parking spaces
Boss Babe 3000 sqft- 12 parking spaces
Massage parlor 1000 sqft- 4 parking spaces
Smoke shop 2000 sqft- 8 parking spaces
Taza 1000 sq ft of public use- 20 parking spaces
Pediatrics 3000 sqft- 12 parking spaces
Groomers 1800 sqft- 8 parking spaces
Nail Salon 1000 sqft- 4 parking spaces
Hair Salon 1000 sqft- 4 parking spaces
Chinese restaurant 75 sqft of customer space- 3 parking spaces
Yarn shop 1000 sq ft- 4 parking spaces
Aquatek 1000 sqft- 4 parking spaces
Pet Wellness 1000 sqft- 4 parking spaces
Paw Print 2000 sqft- 8 parking spaces
2 vacant units at 2000 sq ft- 8 parking spaces
10 residential apartments- 27 total parking spaces
Cardio Sport 3000 sq ft- TBD

TOTAL- 174 parking spaces



FLANDERS ROAD (CT RTE 161)

NOTES

1. AND IS INTENDED TO ACQUIRE AN EXISTING THIS SURVEY. THE TYPE OF SURVEY PERFORMED IS A COMPLETE PLAN THIS SURVEY AND MAP HAS BEEN CONDUCTED IN ACCORDANCE WITH THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENFORCED BY THE PROFESSIONAL SURVEYORS ACT AND THE SURVEYORS OF CONNECTICUT STATE SOCIETY-NAMMAM INC ON SEPTEMBER 28, 1996.
2. THIS PLAN WAS DERIVED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSIDERED AS A FIELD SURVEY AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

*SITE PLAN PROPOSED BUILDING ADDITION MORWAY WALL, FLANDERS ROAD NANTIC, CONNECTICUT SCALE 1"=20' DATED DEC. 1, 1991 REV THRU 3/21/92 BY JROBERT PEANNER

TOTAL PARKING SPACES PROVIDED = 147 SPOTS

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS ACCURATELY CORRECT TO THE BEST OF MY KNOWLEDGE (NOTE 1)

J. ROBERT PEANNER, P.E. REG. NO. 9442

TITLE: EXISTING PARKING LAYOUT
PREPARED FOR: MIDWAY PLAZA
LOCATION: 151 HANCOCK ROAD EAST HAVEN, CONNECTICUT

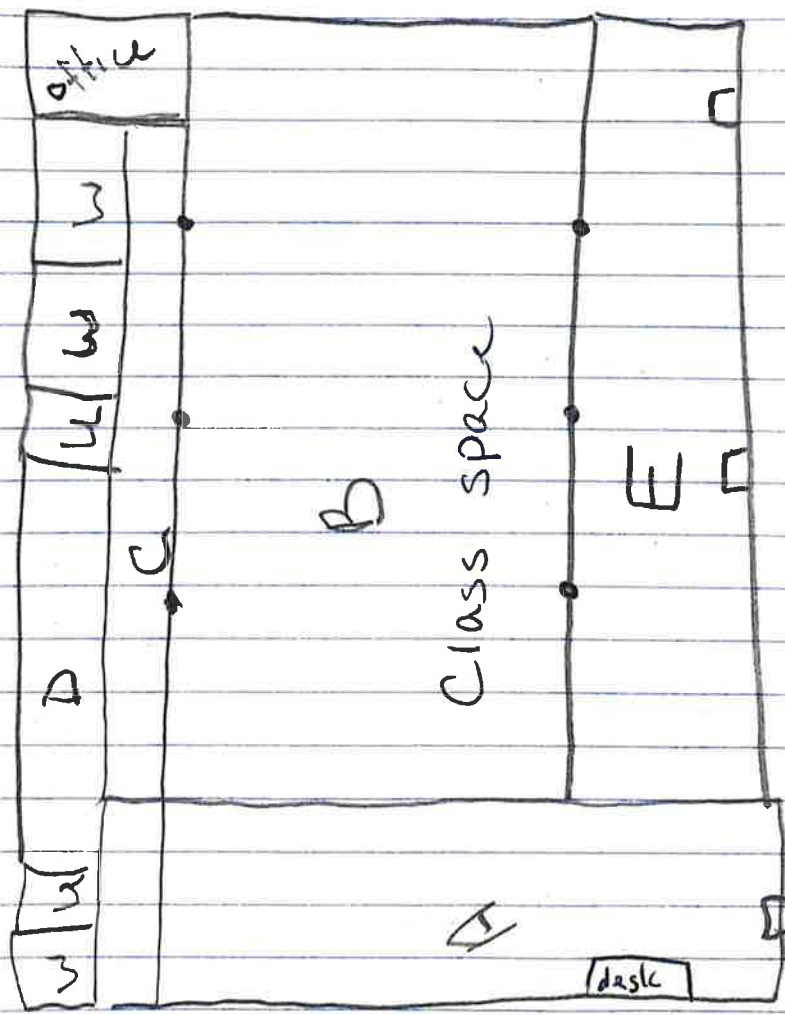
SHEET NUMBER: 1 of 1
DATE: 2/23/2006



J. ROBERT PEANNER & ASSOCIATES, P.C.
CIVIL ENGINEERS & LAND SURVEYORS
 37 GRAND STREET NANTIC, CONNECTICUT 06357
 TEL. 860-731-6216 FAX 860-731-0883

DATE	BY	DESCRIPTION
02/23/2006	JRP	EXISTING PARKING LAYOUT

MADE IN THE STATE OF CONNECTICUT
 I, J. ROBERT PEANNER, P.E., REGISTERED PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A MEMBER IN GOOD STANDING OF THE PROFESSIONAL SURVEYORS OF CONNECTICUT.



A - 9'6" x 42'6"

B - 15'9" x 50'

C - 8'3" x 53'

D - 8' x 16'

E - 15'6" x 46'