

WEB VERSION

FOR PUBLICATION: THE ADVOCATE – ONE INSERTION – FRI, JULY 30, 2021

**LEGAL NOTICE
ZONING BOARD - CITY OF STAMFORD**

Application 221-14 Notice is hereby given that the Zoning Board of the City of Stamford, CT at its regular meeting held on Monday, July 26, 2021 UNANIMOUSLY APPROVED AS MODIFIED the application of Richard W. Redniss (22-1st Corp) to amend the City of Stamford Zoning Regulations by amending Appendix B Table IV as follows:

1. AMEND the column heading “Floor Area Ratio” to read “Non-Residential Floor Area Ratio”
2. AMEND Minimum Yard Dimensions (Front, Side, and Rear) relating to the C-G Zone to replace the current requirement with the following standards:

Front: “10 feet from the Curb Line (15 feet from the Curb Line on Ground Floor Retail Streets)”

Side and Rear: “None required within 70 feet of a Curb Line; if provided at least 15 feet; Beyond 70 feet of a Curb Line: 15 feet from any Property Line. The Zoning Board may, by Special Permit, reduce the setback requirement for the ground floor only (or up to a height of 20 feet above the finished grade, whichever is less) if it finds that (i) the ground floor is used for non-residential uses only (including residential amenity space or lobbies) and (ii) the reduction of the setback does not create a non-compliance for abutting properties with regard to Light and Air.”

(Quoted language is to be inserted in the existing Table IV.)

3. Amend Footnote 2 to read:

~~Deleted (217-12)~~ To ensure proper alignment with existing adjacent Buildings and Structures, the Front Setback may be modified to promote a generally consistent Street Wall; however, the Front Setback shall not be less than ten (10) feet from the Curb Line.

Effective date of this decision: August 10, 2021

ATTEST: DAVID STEIN
 CHAIR, ZONING BOARD
 CITY OF STAMFORD, CT

Dated at the City of Stamford, CT, This 30th day of July, 2021

WEB VERSION

FOR PUBLICATION: THE ADVOCATE – ONE INSERTION – FRI, JULY 30, 2021

**LEGAL NOTICE
ZONING BOARD - CITY OF STAMFORD**

Application 221-15 - Notice is hereby given that the Zoning Board of the City of Stamford, CT at its regular meeting held on Monday, July 26, 2021 UNANIMOUSLY APPROVED the application of RMS Companies (Applicant) and Greyrock Development LLC (Owner), to amend the City of Stamford Zoning Map to change property currently located in the MX-D (Mixed Use Development District) to C-G (General Commercial District). The subject property is commonly known as 0 Greyrock Place (Assessor Card #004-1972) located in the City of Stamford, generally bound as follows:

Block #: 176
Area: 0.54 ± Acres
(area of change includes an additional 1,650± sf of Greyrock Place right-of-way along site frontage)

DESCRIPTION OF AREAS OF ZONING MAP CHANGES FROM MX-D (MIXED USE DEVELOPMENT DISTRICT TO C-G (GENERAL COMMERCIAL DISTRICT):

Including portions of those parcels of land commonly known as 0 Greyrock Place (Assessor Card #004-1972) located in the City of Stamford, generally bound as follows:

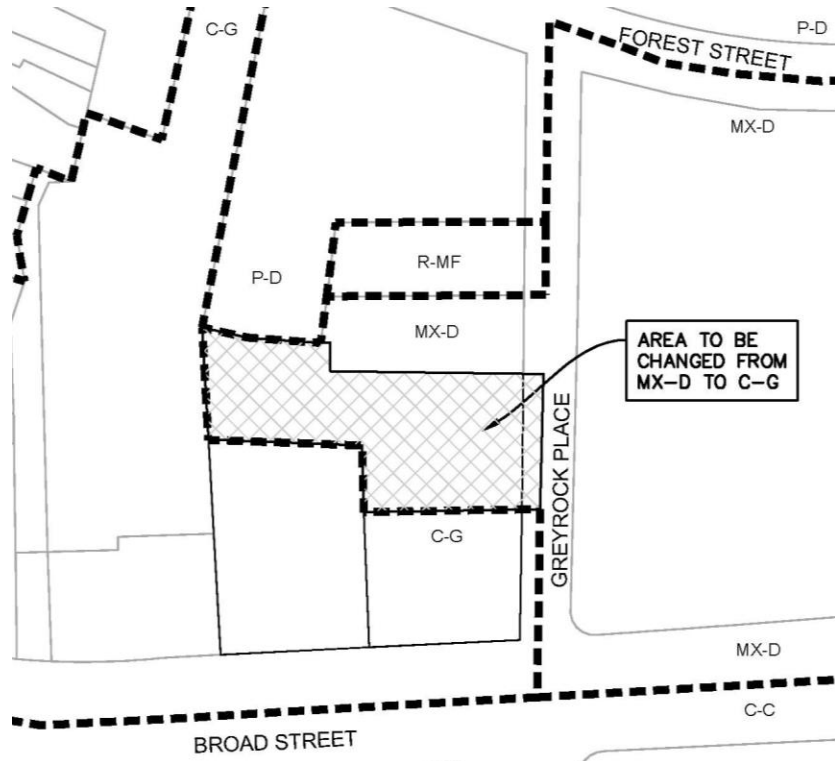
Beginning at the southwesterly corner of 25 Forest Street and the northwesterly corner of 0 Greyrock Place and generally bounded as follows:

Northerly: 291' ± by land n/f of ERP Operating Limited Partnership and land n/f the Hibernian Association Inc, each in part, and extending to the midpoint of Greyrock Place;

Easterly: 108' ± by the centerline of Greyrock Place;

Southerly: 299' ± by a portion Greyrock Place, and by lands n/f of Greyrock Development, LLC, each in part;

Westerly: 86' ± by land n/f of City of Stamford Parking Authority.



Effective date of this decision: August 10, 2021

ATTEST: DAVID STEIN
 CHAIR, ZONING BOARD
 CITY OF STAMFORD, CT

Dated at the City of Stamford, CT, This 30th day of July, 2021

WEB VERSION

FOR PUBLICATION: THE ADVOCATE – ONE INSERTION – FRI, JULY 30, 2021

**Legal Notice
Zoning Board - City of Stamford**

Application 221-16 – Notice is hereby given that the Zoning Board of the City of Stamford, CT at its regular meeting held on Monday, July 26, 2021 UNANIMOUSLY APPROVED AS MODIFIED the application of RMS Companies (Applicant) and Greyrock Development LLC (Owner), for a Special Permit and Final Site and Architectural Plan and Requested Uses to facilitate a mixed-use development consisting of 228 apartments, minor office, parking and associated amenities on properties commonly known as 0 Greyrock Place (004-1972), 172 Greyrock Place (002-6852), And 154 Broad Street (003-7922) and further described as follows:

Block #: 176

Area: 1.29 ± Acres

All those parcels of land commonly known as 0 Greyrock Place (004-1972), 172 Greyrock Place (002-6852), and 154 Broad Street (003-7922), located in the City of Stamford, and collectively described as follows:

Beginning at the southwesterly corner of 25 Forest Street and the northwesterly corner of 0 Greyrock Place, generally bounded as follows:

Northerly: 275' ± along land n/f of ERP Operating Limited Partnership and land n/f of The Hiberian Association Inc, each in part;

Easterly: 212' ± by the westerly side of Greyrock Place;

Southerly: 238' ± by the northerly side of Broad Street;

Westerly: 222' ± along land n/f of Broadgay LLC and land n/f City of Stamford Parking Authority, each in part.

Effective date of this decision: August 10, 2021

ATTEST: DAVID STEIN
CHAIR, ZONING BOARD
CITY OF STAMFORD, CT

Dated at the City of Stamford, CT, This 30th day of July, 2021