

## Web Version

FOR PUBLICATION: THE ADVOCATE – TWO INSERTIONS – WED, May 12, 2021  
WED, May 19, 2021

### LEGAL NOTICE ZONING BOARD - CITY OF STAMFORD

**APPL. 221-06**– Notice is hereby given that the Zoning Board of the City of Stamford, CT will conduct a Public Hearing on **Monday, May 24, 2021 at 6:30 p.m** via video conference and conference call to consider the application of Raymond R. Mazzeo for a Text Change of the Stamford Zoning Regulations to amend Section 3.B (“Defined Terms”) of said Zoning Regulations by adding “Tax Lot”, “Zoning Lot”, and “Zoning Lot Development Agreement” as defined terms. A “Tax Lot” will be defined as a tract of land under single ownership and identified as such on the Stamford Tax Assessor’s Tax Maps. A “Zoning Lot” will be defined as an individual tax lot, or a tract of land subject to a Zoning Lot Development Agreement which consists of 2 or more individual Tax Lots, that, are treated as 1 Lot for zoning purposes (a Zoning Lot comprised of multiple Tax Lots must meet specific requirements provided in the proposed definition). A “Zoning Lot Development Agreement” will be defined as a private, binding agreement between owners of 2 or more adjoining Tax Lots that allow said Lots to be considered as 1 Zoning Lot to permit more rational development with regard to Yard requirements, building separation requirements such as Setback and Light and Air standards, and shared facilities such as parking.

Application further proposes amendments to Section 4.B.7 governing development in the Village Commercial District (the “V-C Zone”). Proposed amendments include: (1) amending the Development Standards table located at Section 4.B.7.c by adding reference to footnote 1 to the column titled “V-C Arterial Street all other V-C Districts” and adding reference to footnote 2 to the column titled “V-C Side Street all other V-C Districts”; (2) amending footnotes 1 & 2 to the Development Standards table located at Section 4.B.7.c to allow Arterial Street development standards to apply within 125 feet of an Arterial Street instead of 100 feet, and to allow Side Street development standards to apply on portions of Side Streets more than 125 feet from an Arterial Street; and (3) to amend Section 4.B.7.c(12) to include that portion of Pacific Street from Dock Street to Ludlow Street as an Arterial Street for purposes of the V-C Zone.

THE PROPOSED TEXT IS SUBJECT TO CHANGE DURING THE APPROVAL PROCESS.

**Details regarding how to access the public hearing will be posted on the City of Stamford Zoning Board webpage ([www.stamfordct.gov/zoning](http://www.stamfordct.gov/zoning)) in advance of the public hearing.** A full copy of the above referenced application is available for review on the Zoning Board’s webpage: [www.stamfordct.gov/zoning](http://www.stamfordct.gov/zoning). At the above time and place all interested persons shall be given an opportunity to be heard. The hearing may be continued to such time and place as may be announced by the Zoning Board at the public hearing.

ATTEST:      DAVID STEIN  
                    CHAIR, ZONING BOARD

CITY OF STAMFORD, CT

Dated at the City of Stamford, CT,  
This 12<sup>th</sup> day of May, 2021

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

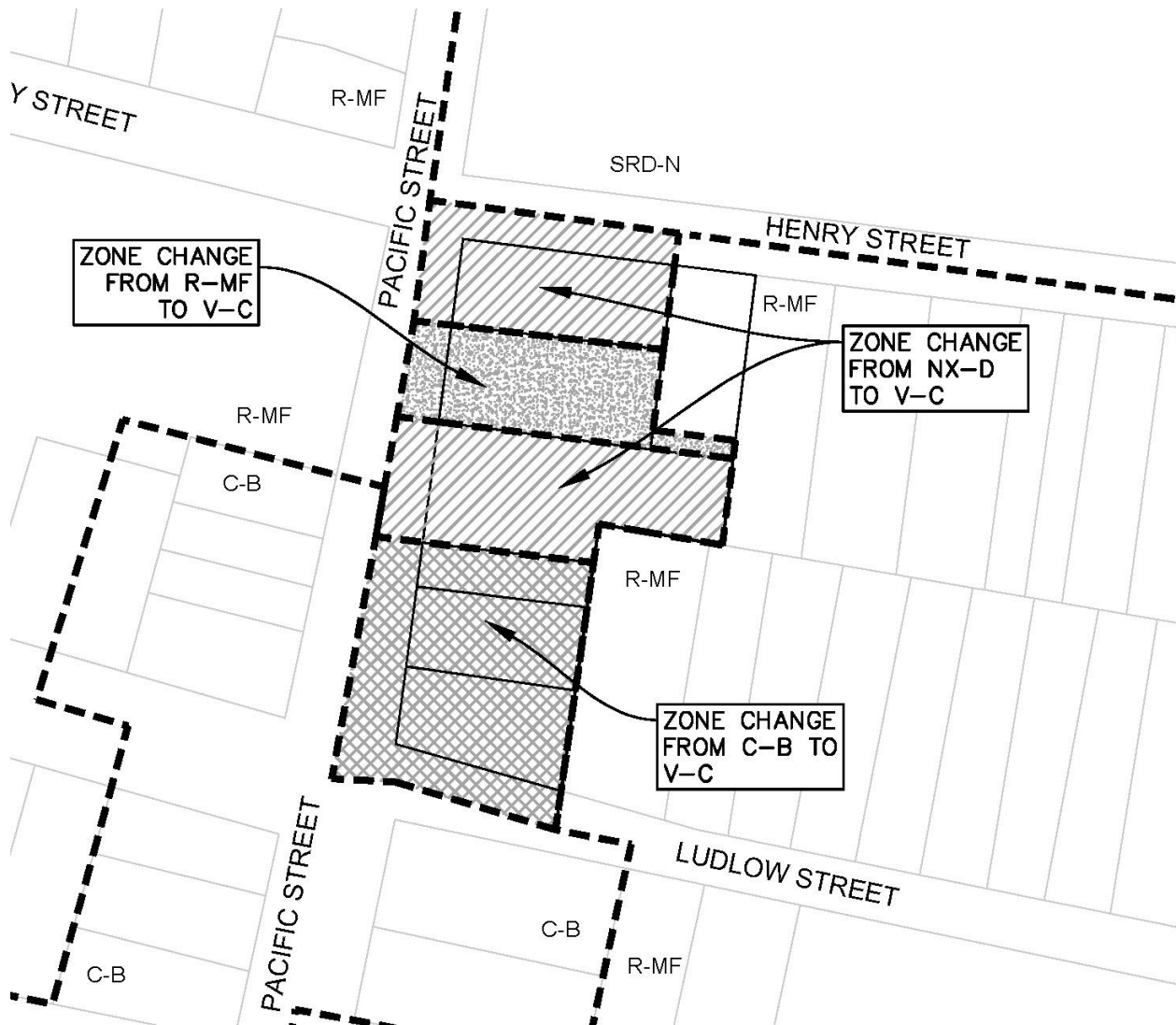
**APPL. 221-07**– Notice is hereby given that the Zoning Board of the City of Stamford, CT will conduct a Public Hearing on **Monday, May 24, 2021 at 6:30 p.m** via video conference and conference call to consider the application of Hogg Holdings to amend the City of Stamford Zoning Map to rezone the property known as 670 Pacific Street (Parcel ID No. 002-6068) & 686 Pacific Street (Parcel ID No. 002-3371) from the Neighborhood Mixed Use Design District (the “NX-D Zone”) to the Village Commercial District (the “V-C Zone”); 648 Pacific Street (Parcel ID No. 002-6704) and a portion of 171 Henry Street (Parcel ID No. 002-2705) from the Multiple Family Residence Design District (the “R-MF Zone”) to the V-C Zone, and 0 Pacific Street (Parcel ID No. 002-4597), 690 Pacific Street (Parcel ID No. 002-4598) and 692 Pacific Street (Parcel ID No. 001-7600) from the Community Business District (the “C-B Zone”) to the V-C Zone. **Details regarding how to access the meeting will be posted on the City of Stamford Zoning Board webpage ([www.stamfordct.gov/zoning](http://www.stamfordct.gov/zoning)) in advance of the Public Hearing.** The area to be rezoned is further described as follows:

Block #: 87  
Area: 43,000 ± SF  
(area of change includes an additional 18,617± sf of Henry Street, Pacific Street, and Ludlow Street right-of-way along site frontage)

Beginning at the midpoint of the intersection of Henry Street and Pacific Street running in the following directions:

Northerly: 158' ± by the centerline of Henry Street;  
Easterly: 123'± by land n/f of Henry Street Stamford LLC;  
Northerly: 50'± by said land n/f of Henry Street Stamford LLC;  
Easterly: 66'± by land n/f of Robert Snell, Sr.;  
Southerly: 79'± by land n/f of Balbi Carmelo;  
Easterly: 193'± by said land n/f of Balbi Carmelo to the midpoint of Ludlow Street;  
Southerly: 145' ± by the centerline of Ludlow Street; to the midpoint of Pacific Street  
Westerly: 291' ± by the centerline of Pacific Street to the point of beginning.

The premises with respect to which application has been made are shown and delineated on the sketch set forth below:



A full copy of the above referenced application is available for review on the Zoning Board's webpage: [www.stamfordct.gov/zoning](http://www.stamfordct.gov/zoning). At the above time and place all interested persons shall be given an opportunity to be heard. The hearing may be continued to such time and place as may be announced by the Zoning Board at the public hearing.

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

Dated at the City of Stamford, CT,  
This 12<sup>th</sup> day of May, 2021

