

WEB VERSION

FOR PUBLICATION: THE ADVOCATE – 1 INSERTION – FRI, June 25, 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 at its meeting held on Monday, June 21, 2021 APPROVED AS MODIFIED 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 identified as such on the Stamford Tax Assessor’s records. A “Zoning Lot” will be defined as a full Tax Lot, or a tract of land subject to a Zoning Lot Development Agreement which consists of 2 or more full Tax Lots that are treated as 1 Lot for zoning purposes, and must meet specific requirements provided in the Zoning Lot definition. A “Zoning Lot Development Agreement” will be defined as a private, binding agreement between owners of 2 or more adjoining individual Tax Lots that allows said Tax Lots to be considered as 1 Zoning Lot to permit more rational development of same subject to standards contained in the approved definition.

This approval also amends Section 4.B.7 governing development in the Village Commercial District (the “V-C Zone”). Approved 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.

To review a complete copy of the approved Amendments to the Zoning Regulations please contact the City of Stamford Land Use Bureau at 203-977-4711.

Effective date of this decision: July 8th, 2021

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

Dated at the City of Stamford, CT,
This 25th day of June, 2021

WEB VERSION

FOR PUBLICATION: THE ADVOCATE – 1 INSERTIONS – FRI., JUNE 11, 2021

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

APPL. 221-07– Notice is hereby given that the Zoning Board of the City of Stamford, CT at its meeting held on Monday, June 7, 2021, APPROVED the application of Hogg Holdings to amend the City of Stamford Zoning Map to rezone the properties 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. The area 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 rights-of-way along site frontages)

Beginning at the midpoint of the intersection of Henry Street and Pacific Street subject area is bounded as follows:

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 rezoned area is shown and delineated on the sketch set forth below:



Effective date of this Decision: June 24, 2021.

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

Dated at the City of Stamford, CT,
 This 11th day of June, 2021