

FOR PUBLICATION: THE ADVOCATE

TWO INSERTIONS: WEDNESDAY, MAY 11, 2022
WEDNESDAY, MAY 18, 2022

LEGAL NOTICE
ZONING BOARD - CITY OF STAMFORD

APPLICATION 222-19 Notice is hereby given that the Zoning Board of the City of Stamford, CT will conduct a Public Hearing on **Monday, May 23, 2022 at 6:30 p.m.**, through a **web** and **phone** meeting to consider the application of Housing Authority City of Stamford (Charter Oak Communities) to amend the City of Stamford Zoning Regulations by amending Section 7.R, as described below.

Amend the first sentence of Subsection 1 to read as follows:

The minimum land area is three (3) acres and may include land areas of at least one (1) acre in common ownership separated by a right-of-way.

Amend Subsection 4 by adding the following language to the end of said Subsection:

Where existing housing is being replaced and/or redeveloped and 100% of dwelling units are provided as Below Market Rate, parking may be provided at a rate of not less than one (1) space per dwelling unit. Where the Zoning Board makes a finding that parking is being significantly improved over existing conditions and where the applicant owns property on both sides of the street, on-street parking may be permitted to account for up to 20% of the required parking. The requirements of Section 12.L shall not apply, although the inclusion of equipment and/or infrastructure to serve proposed or future electric vehicle charging is encouraged.

Amend the second sentence of Subsection 9 to read as follows:

The Zoning Board shall authorize in the approval of General Plans the number of years from the date of final plan approval within which phases of *Development* shall be completed.

Amend Subsection 10 to read as follows:

Subsequent to approval of Final Site Plan, the Zoning Board, where required for reasons shown for financing, operating or conveyance purposes, may allow internal property lines to be established, or existing property lines to remain, that create Lots that individually may not conform to internal Building or parking setbacks, residential density and/or Building Coverage standards, provided that all conditions applicable to all Lots are filed on the Stamford Land Records.

NOTE: If and when prior Text Change approval #222-01 becomes effective, Section 7-R, in its entirety and including any approved changes of this application, will be relocated to Appendix B, Footnote 6 of the Zoning Regulations.

Details regarding how to access the meeting will be posted on the City of Stamford Zoning Board webpage (www.stamfordct.gov/government/boards-commissions/zoning-board) 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/government/boards-commissions/zoning-board. 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 will be announced by the Zoning Board during the public hearing.

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

Dated at the City of Stamford this 11TH day of May 2022.