

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

APPLICATION 222-08 Notice is hereby given that the Zoning Board of the City of Stamford, CT at its regular meeting held on Monday, April 11, 2022, UNANIMOUSLY APPROVED AS MODIFIED, the application of Andrew Banoff (Jewish Senior Services) to amend the City of Stamford Zoning Regulations by amending Section 9.G (C-D Designed Commercial District) as follows:

TO AMEND Section 9.G (C-D Designed Commercial District), Subsection, 9.G.4 (Standards) by adding new Footnote 3 to “Residential Use”, to read as follows:

“See Section 9.G.4.h for standards relating to Senior Housing and Nursing Home Facility Complex use.”

TO AMEND Section 9.G (C-D Designed Commercial District) Subsection 9.G.4 (Standards) by adding new subsection 9.G.4.h, to read as follows:

“Senior Housing and Nursing Home Facility Complex as a single use shall not exceed: seventeen percent (17%) Building Coverage; thirty-five percent (35%) Lot Coverage; the lesser of four (4) stories or 60’ where 4-story elements are set back not less than 200’ from the Street Line and 250’ from residential districts or else the lesser of three (3) stories or forty (40) feet; density of fourteen (14) units per acre where the required BMR units are provided on-site, density of twelve (12) units per acre if the BMR requirement is satisfied by a fee-in-lieu payment based on 5% of the gross floor area (less any permitted exclusions), provided however density of fourteen (14) units per acre if the BMR requirement is satisfied by a fee-in-lieu payment based on 5.5% of the gross floor area (less any permitted exclusions) and the Applicant is a 501 (c) (3) nonprofit corporation.”

TO AMEND Section 9.G (C-D Designed Commercial District) (Procedure) by adding the following language to the end of the Section:

“Senior Housing and Nursing Home Facility Complex shall be subject to a *General Development Plan*, pursuant to Subsections 9.D.7.b, c, d and 9.D.8.f., and to the Site Plan Review requirements pursuant to Section 19.D, unless Final Site and Architectural Plan Approval is granted for the entirety of the *Development* or *Redevelopment* at the time of the *Special Permit* approval.”

Effective date of this Decision: April 26, 2022.

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

Dated at the City of Stamford this 13th day of April 2022