

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

**APPLICATION 222-19** Notice is hereby given that the Zoning Board of the City of Stamford, CT, at its regular meeting held on **Monday, June 6, 2022, UNANIMOUSLY APPROVED AS MODIFIED** 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 100% of dwelling units are provided as Below Market Rate, existing nonconforming parking shall be increased by at least 25% of existing or to a ratio of 1.0 spaces per unit, whichever is less. 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 all 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. (208-45)

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.

Effective date of this Decision: June 27, 2022

ATTEST:        DAVID STEIN  
                         CHAIRMAN, ZONING BOARD  
                         CITY OF STAMFORD, CONN.

Dated at the City of Stamford, CT, this 9<sup>th</sup> day of June, 2022.