

**PUBLICATION: THE ADVOCATE – ONE INSERTION – FRIDAY, JUNE 10, 2022**

**Legal Notice  
Zoning Board - City of Stamford**

**APPL. 222-04** Notice is hereby given that the Zoning Board of the City of Stamford, CT at its regular meeting on June 6, 2022 APPROVED AS MODIFIED the applications of First National Joint Venture, LLC and Canal Street Fund LLC requesting Site & Architectural Plans and/or Requested Uses, Coastal Site Plan Review and Special Permit approvals in connection with a proposal to redevelop property commonly known as 441 Canal Street (001-7720), 481 Canal Street (001-7721; 001-7723), 0 Canal Street (001-7722) and 50 John Street (001-7724) with a mixed-use building consisting of approximately 7,000 sq. ft. of ground floor retail space, 395 dwelling units, amenity space and structured parking as well as related landscaping and site improvements. The Special Permit approvals relate to ground floor residential units on commercial streets, modification of base height, enhanced front yard setbacks on portions of the property, modification of the side yard setback, and modification of the parking ramp dimensions and slope. The property is located in the M-G zone and is the subject of a companion Zone Change Application to designate the property as R-HD (Appl. 222-03). The development area is generally bounded by Dock Street to the north, Canal Street to the east, private property to the south, John Street to the west and is further described as follows:

Block #: 82    Area: 2.23± Acres (97,052± SF)

BEGINNING at a point on the easterly side of John Street at its intersection with the northerly side of land now or formerly of 523 CANAL OWNER LLC (#523 Canal Street); thence, running along said easterly side of John Street N 16°42'10" W a distance of 281.00 feet; and along a non-tangent clockwise curve the central angle of which is 16°54'36" with a radius of 35.43 feet and an arc length of 10.46 feet having a chord of N 15°24'34" E a distance of 10.42 feet to the Southerly side of Dock Street; thence, running along said southerly side of Dock Street, N 53°57'16" E a distance of 78.96 feet, along a clockwise curve the central angle of which is 8°48'08" with a radius of 483.23 feet and an arc length of 74.24 feet having a chord of N 58°21'21" E a distance of 74.16 feet, and N 73°05'30" E a distance of 147.72 feet to the Westerly side of Canal Street; thence running in a southerly direction along said westerly side of Canal Street; S 16°54'10" E a distance of 334.07 feet to the aforesaid land now or formerly of 523 CANAL OWNER LLC; thence running westerly along said land now or formerly of 523 CANAL OWNER LLC, S 73°00'00" W a distance of 300.58 feet to the point of beginning.

Effective date of decision: June 23, 2022

{S7427730;2}

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

Dated at the City of Stamford, CT,  
This 10<sup>th</sup> day of June 2022