

AGENDA
(REVISED JANUARY 28, 2019)
STAMFORD PLANNING BOARD
REGULAR MEETING & PUBLIC HEARING
GOVERNMENT CENTER - 4TH FLOOR CAFETERIA
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, JANUARY 29, 2019

6:30 p.m. - Regular Meeting / 7:00 - p.m. Public Hearing

REQUEST FOR AUTHORIZATION:

1. **LEASE AGREEMENT BETWEEN THE CITY OF STAMFORD & THE ENVIRONMENTAL PROTECTION AGENCY (EPA) - AMENDMENT NO. 2:** The U.S. Government (EPA) leases approximately 1,380 sq. ft. on the 9th Floor of the Government Center. The original lease was executed in March 2009 with a term of 10 years. The City amended that Lease by way of a Supplemental Agreement (1st Amendment) dated May 13, 2010, which set the end-date at October 31, 2019. The U.S. Government is now asking the City to execute a 2nd Amendment, which adds a 5-year renewal option. This 2nd Amendment requires the approval of the Planning Board, the Board of Finance and the Board of Representatives (in that order), per Ordinance Section 9-7-2, because the renewal option was not in the original lease.

PLANNING BOARD MEETING MINUTES:

January 2, 2019

IF TIME ALLOWS BEFORE THE PUBLIC HEARING BEGINS, THE PLANNING BOARD WILL REVIEW ALL OF THE FOLLOWING ZONING BOARD OF APPEALS APPLICATIONS. IF NOT, THE APPLICATIONS NOT REVIEWED BY 7:00 PM MAY BE HEARD AT THE END OF THE MEETING OR WILL BE TABLED UNTIL THE NEXT PLANNING BOARD MEETING.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #011-19 - RAMON MARTINS - 33 MOHEGAN AVENUE - Variance of Table III, Appendix B:** Applicant owns a one-story single-family residence where an existing shed and finished basement have been removed. Applicant would like to construct a second story over the existing footprint (23 ft. 8 in. x 33 ft. 8 in.); extend chimney above second story as required and extend a new front porch across the existing front porch. Applicant is requesting: (a) a rear yard setback of 17.9 ft. in lieu of the 30 ft. required [existing non-conforming]; (b) a side yard setback of 3.8 ft. in lieu of 6 ft. required to allow second story addition and first/second story front porch additions; and (c) side yard setback of 1.7 ft. in lieu of 6 ft. to extend chimney.
2. **ZBA APPLICATION #006-19 - OSROCK PARTNERSHIP - 401 SHIPPAN AVENUE - Variances:** Applicant owns the property improved with two (2) buildings - one contains retail/office/warehouse uses and is approximately 49,193 sq. ft. and the second is a four (4) story, self-storage building and is approximately 88,491 sq. ft. The property also contains a paved parking area, landscaping and a free standing ground sign which is 88 sq. ft. of sign area. The self-storage building is located at the rear of the property with no direct frontage on Shippan Avenue. The applicant is requesting variances of the existing signage allowances to permit greater signage opportunity along the building's northerly side (the functional front) and greater sign area within the existing ground sign located at the front of the property. Applicant is requesting the following:

Article IV [Special Regulations]

- *Section 13, Paragraph I(2) [Sign Regulations]:* To permit up to ±211 sq. ft. of wall signage along the total northerly building side in lieu of the 60 sq. ft. permitted;
- *Section 13, Paragraph I(6) [Sign Regulations] & Section 10-A (Non-Conforming Uses):* To permit the third tenant panel of an existing, legal non-conforming ground sign to be enlarged from 24 sq. ft. to 36 sq. ft. resulting in a total sign area of 100 sq. ft. in lieu of 50 sq. ft. permitted.

The height, width and location of the existing ground sign shall not be changed.

3. **ZBA APPLICATION #012-19 - EIGHT 77 LONG RIDGE ROAD, LLC - 877 LONG RIDGE ROAD - Special Exception:** Applicants owns and operates a Child Day Care Center on property located on the easterly side of Long Ridge Road which contains a 5,120 sq. ft. (gross) single-family structure. In October 2017 by the Zoning Board of Appeals (ZBA) granted the applicant a Special Exception approval to operate a Child Care Center thereon and a Variance from the front yard landscaping requirement applicable to the site. The applicants now seek approval to make minor modifications to the facility in accordance with feedback received from City officials in the course of pursuing a Building Permit.
4. **ZBA APPLICATION #007-19 - KIMBERLY E. ROGERS & ROBERT F. ROGERS - 1630 LONG RIDGE ROAD - Variance of Section 6-A and Table III, Appendix B:** Applicant owns a single-family residence with a single car garage and 10 ft. x 12 ft. shed. Applicant would like to replace the 10 ft. x 12 ft. shed with a new 12 ft. x 24 ft. (288 sq. ft.) single-car garage also serving as storage of yard equipment and tools. Applicant is requesting: (a) an allowance of a detached garage to be in the front yard; (b) a front yard setback of 1.3 ft. in lieu of the 40 ft. required; (c) a side yard setback of 10 ft. in lieu of the 15 ft. required to the garage and (d) a total side yard setback of 17.3 ft. in lieu of the 35 ft. required.
5. **ZBA APPLICATION #008-19 - OSCAR MUNOZ - 1114 SHIPPAN AVENUE - Variance of Table III, Appendix B:** Applicant owns a single-family residence with a detached one-car garage and would like to construct a second-story over the existing foot print. Applicant is requesting a 2.9 ft. side yard setback in lieu of the 6 ft. required.
6. **ZBA APPLICATION #009-19 - ADA AVXHI - 11 SELBY PLACE - Variance of Table III, Appendix B:** Applicant owns an existing single-family residence and would like to add a second story over the existing footprint. Applicant is requesting a 5.2 ft. side yard setback in lieu of the 6 ft. required.
7. **ZBA APPLICATION #010-19 - DIEGO QUINTERO - 429 WEST MAIN STREET - Variances and Special Exception:** Applicant owns and operates an automobile repair shop in a one-story commercial building with three (3) service bays. Applicant would like to construct an approximately 30 ft. x 15 ft. 8 in. addition (± 472 sq. ft.) to be used as a fourth (4th) service bay. Applicant is requesting the following variances:
 - Section 7-M: Rear yard setback in a commercial zone.
 - Table VI, Appendix B: Rear yard setback of 0.0 ft. in lieu of the 20 ft. required.
 - Section 10-A (Non-conforming Uses): Allow an existing three (3) bay service center to expand to four (4) bays; and to allow three (3) onsite parking spaces in lieu of the five (5) onsite parking spaces required.

PUBLIC HEARING BEGINS AT 7:00 P.M.

SUBDIVISION:

SUBDIVISION #4035 - 0 JUNE ROAD & HOWARD ROAD - HOME SWEET HOME, LLC: Subdivision of property into three (3) parcels. The properties encompass a total area of approximately 31.75 acres and are located on the on the north side of June Road and the east side of Howard Road.

CAPITAL BUDGET:

In accordance with Section C-611.3 of the Stamford Charter, the Stamford Planning Board will hold a Public Hearing to hear public comments on the recommended Capital Budget for 2019-2020 and Capital Plan for 2020-2026.

OLD BUSINESS:

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

February 5, 2019 - Regular Meeting

February 19, 2019 - Regular Meeting