

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
GOVERNMENT CENTER - 4TH FLOOR CAFETERIA
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, MARCH 19, 2019
6:30 p.m.

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #218-43 - PAVIA ASSOCIATES, LLC - 912 - 916 HOPE STREET - Site & Architectural Plans and/or Requested Uses and Special Exception:** Applicant is proposing to construct a four (4) story, 15-unit residential apartment complex with 19 parking spaces and 1,040 sq. ft. of ground floor retail. Property is located within the V-C Zoning District.
2. **ZB APPLICATION #219-03 - THE STAMFORD HOSPITAL (aka) THE TULLY CENTER - 32 STRAWBERRY HILL COURT - Site & Architectural Plans and/or Requested uses and Special Exception:** The Stamford Hospital owns the property which is approximately 9.6 acres (419,198 sq. ft.) and is located at the corner of Strawberry Hill Court and Strawberry hill Avenue, which contains the Tully Health Center ("Tully Center"). The Tully Center was originally constructed to have the capacity to expand within the existing Hospital Complex footprint as the demand for services provided increased. The Hospital would now like to construct a two (2) story addition to the existing parking garage located on the property.

ZONING BOARD REFERRALS:

1. **ZBA APPLICATION #018-19 - SAVINGS BANK OF DANBURY - 2586 SUMMER STREET - Variances:** Applicant owns a 2,546 sq. ft. building on the premises used as the only Stamford branch of the Savings Bank of Danbury and its affiliate Stamford Mortgage Company. The applicant proposes to add a second story on the same footprint for employer and storage uses and provide access according to the American Disabilities Act. Applicant is requesting the following variances:

Table IV, Appendix B: Front yard setback of 8.5 ft. in lieu of the 10 ft. required.
Section 7(c)(i): Allowance for an eave to extend 7.7 ft. into the front yard setback in lieu of the 8.5 ft. required.
Section 12C: Allowance of a parking setback of 3.3 ft. in lieu of the 10 ft. required from the street line.
Section 12D(9): Allowance of 15 parking spaces in lieu of the 16 parking spaces required.
2. **ZBA APPLICATION #014 -19 - KELLY MALLON - 54 ELIZABETH AVENUE - Variance of Table III, Appendix B:** Applicant owns a single-family, 2-story residence with a detached garage and carport. Applicant would like to reconstruct the existing garage adding square footage. The completed garage will be 20 ft. x 20 ft. Applicant is requesting a side yard setback of 1.6 ft. in lieu of the 5 ft. required for an existing accessory structure in the rear yard.
3. **ZBA APPLICATION #017-19 - ANDREA SCHWACH & CHERYL ANN MORGAN - 42 MERRIMAN ROAD - Variance of Table III, Appendix B, Section 10:** Applicants own a single-family residence with 3 bedrooms and 1½ bath rooms. Applicant would like to expand the second story without increasing the existing footprint. Applicant is requesting: (1) a side yard setback of 4.5 ft. in lieu of the 10 ft. required and (2) a total side yard setback of 17.2 ft. in lieu of the 20 ft. required.

4. **ZBA APPLICATION #016-19 - CHRISTOPHER W. & COLEEN BANKS A. - 28 KENILWORTH DRIVE WEST - Variance of Table III, Appendix B:** Applicant owns a single-family residence and would like to add a two-car garage, a new porch and move the driveway location so that it is not situated between two intersection roads. Applicant is requesting: (1) a front yard setback of 21.6 ft. in lieu of the 40 ft. required; (2) a front street center setback of 46.6 ft. in lieu of the 65 ft. required on the Kenilworth Drive West front; (3) a 23.7 ft. front yard setback in lieu of the 40 ft. required; and (4) front street center setback of 48.7 ft. in lieu of the 65 ft. required on the Allison Road front.
5. **ZBA APPLICATION #015-19 - DAVID VIERA - 159 HIGH RIDGE ROAD - Variance of Table III, Appendix B:** Applicant owns a single-family residence and would like to demolish the current building and reconstruct the dwelling on the existing footprint. Applicant is requesting: (1) side yard setback of 2.1 ft. in lieu of the 6 ft. required; (2) a total side yard setback of 10 ft. in lieu of the 12 ft. required; and (3) a rear yard setback of 20.7 ft. in lieu of the 30 ft. required.

PLANNING BOARD MEETING MINUTES:

March 5, 2019

OLD BUSINESS:

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

April 9, 2019

April 23, 2019