

AGENDA
(REVISED APRIL 22, 2019)
STAMFORD PLANNING BOARD
REGULAR MEETING
GOVERNMENT CENTER - 4TH FLOOR CAFETERIA
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, APRIL 23, 2019
6:30 p.m.

ANNOUNCEMENT:

Introduction of Cynthia Anger, Esq., City of Stamford Law Department.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #021-19 - JONATHAN & MARY RATHER - 241 FAIRVIEW AVENUE - Variance of Table III, Appendix B & Section 6A (UPDATED):** Applicant owns a two and one-half (2½) story single-family residence with an outdoor pool and patio area, a wood deck and associated site improvements. The applicant seeks approval of an existing pergola located within the front yard of the property and an existing wood deck located within the rear yard of the property. Applicant is seeking a variance of Section 6A to permit the existing pergola to be located twenty (20) feet within the front yard and a variance of Table III, Appendix B to permit the existing wood deck located 19.3 ft. from the rear yard lot line in lieu of 50 ft. required.
2. **ZBA APPLICATION #031-19 - THE BRIDGEPORT ROMAN CATHOLIC DIOCESAN CORP. - 914-926 NEWFIELD AVENUE - Variance of Article III, Section 19(3.2)(e)(3):** Applicant owns the property which consists of Trinity Catholic High School at 926 Newfield Avenue, St. Gabriel Parish & Trinity Catholic Middle School at 928 Newfield Avenue, St. John Fisher at 894 Newfield Avenue and St. Gabriel Rectory at 914 Newfield Avenue. Applicant is proposing to construct an addition to the Seminary Residence Building located at 894 Newfield Avenue. The property encompasses 23.3333 acres and is located on the west side of Newfield Avenue and is approximately 1,550 ft. south of Vine Road. Applicant is also proposing to reconstruct the driveway, implement a planting plan and install utilities and a storm drain system to support the proposed improvements. The project will be the first phase of improvements to the Seminary. Expansion of the Seminary building is expected at a future date.
3. **ZBA APPLICATION #027-19 - LUMINITA TRIFAN (SHINY LITTLE STARS) - 2510 BEDFORD STREET - Special Exception:** Applicant operates a daycare center in a one (1) story building with a full lower level totaling approximately 4,000 sq. ft. Applicant is requesting an increase in the number of children allowed to enroll from 36 children to 60 children.
4. **ZBA APPLICATION #025-19 - ZBIGNIEW KOWALCZUK - 15 LIBERTY STREET - Variance of Table III, Appendix B:** Applicant owns a new two (2) family residence and would like to install four (4) air conditioning condensers. Applicant is requesting the condensers be placed within the required set back with 5.5 ft. on one side and 15.5 ft. for both sides in lieu of 8 ft. on one side and 18 ft. for both sides.
5. **ZBA APPLICATION #029-19 - CARLSON CAR CLEANING, LLC - 130 LENOX AVENUE, UNIT #16 - Motor Vehicle:** Applicant operates a general repair service and would like to convert the business to a used car dealership.
6. **ZBA APPLICATION #028-19 - MANUEL VETTI, JR. (PRO FINISH AUTO, LLC) - 53 HALLOWEEN BOULEVARD - Motor Vehicle:** Applicant operates this business within a two (2) story concrete building, which is 2,815 sq. ft. in area, housing offices and a warehouse on a parcel 4,149 sq. ft. in area in the M-G Zone. Applicant is seeking approval to operate an auto body repair shop in the existing building without making any changes to the footprint or size of the structure.

7. **ZBA APPLICATION #026-19 - RAMON MARTINS - 33 MOHEGAN AVENUE - Variance of Table III, Appendix B:** Applicant owns a single-family residence and would like to add a 20 ft. x 33 ft. second story addition with a 5 ft. 1 in. x 19 ft. 2 in. porch. The applicant is requesting: (a) rear yard setback of 17.9 ft. in lieu of the 30 ft. required [existing non-conforming]; (b) side yard setback of 3.8 ft. in lieu of the 6 ft. required to allow a second story addition; (c) a 1.7 ft. side yard setback in lieu of the 6 ft. required to extend the chimney and (d) variance of Section 7d to allow the chimney.
8. **ZBA APPLICATION #030-19 - JIM WOJECK - 9 PULASKI STREET - Variance of Table III, Appendix B & Section 12:** Applicant owns the existing structure consisting of 2,876 sq. ft. of retail and office space on the ground floor. This portion of the building was renovated within the last seven (7) years. The second and third floors of the building resemble that of a second empire architecture style and each floor contains one (1) apartment. Applicant would like to renovate a section of the building which would involve demolition of a portion of the rear building. The new construction boundary will sit in nearly in the same location with a slightly different footprint dimension of 24 ft. 6 in. x 49 ft. 6 in. overall. The use of the two (2) story structure consists of a common hall and three (3) residential units - one (1) ADA accessible unit on the bottom floor and two (2) units on the second floor. Applicant is requesting a variance of Table III, Appendix B (Density) to increase the number of units from 6.74 dwelling units to 7 dwelling units permitted on the property which is in the RM-F zone and currently 13,496 sq. ft. total land area. The allowance would result in a residential density of 1,928 sq. ft. per unit in lieu of the 2,000 sq. ft. per unit required. Applicant is also requesting a variance of Section 12 (Automobile Parking & Loading Space) to allow eighteen (18) parking spaces in lieu of the 20 spaces required and to allow four (4) of those spaces to be reduced in size to compact car spaces in lieu of zero (0) compact car spaces.

PLANNING BOARD MEETING MINUTES:

March 19, 2019 (Tabled from April 9, 2019)

April 9, 2019

OLD BUSINESS:

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

May 7, 2019

May 14, 2019 (IF NEEDED)