

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
LAND USE BUREAU, 7TH FLOOR, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, MARCH 18, 2014
7:00 PM

Request for Authorization:

1. **Sacred Heart University:** Lease of Government Center Office Space to Sacred Heart University for Use as Radio Broadcasting Station.

Zoning Board of Appeals Referrals:

- a) **ZBA Appl. 016-14 44 Lenox Avenue,** the applicant requests a variance from Table III, Appendix B Property Frontage, Side Yard and Total Side Yard Setback are requested for two parcels, noted as Proposed Parcel A and Proposed Parcel B. For Proposed Parcel A the applicant is requesting variances of frontage of 50 feet instead of the required 60 feet, 2.3 feet side yard in lieu of 6 feet required, and 8.9 feet instead of the 12 foot minimum for total side yards. For Proposed Parcel B the applicant is requesting a variance of Section 3 Definition 2.1 Accessway Minimum Width and a variance of Section 7 Paragraph "O" Accessway Lot of 10 feet accessway width instead of 25 feet, and to allow Proposed Parcel B to be an accessway lot in the R-7½ zone. The applicant requires the ZBA to grant these variances prior to applying for a two-lot subdivision to the Planning Board.
- b) **ZBA Appl. 017-14 274 Strawberry Hill Avenue** a Special Exception to permit a sixteen unit addition to the home for retired and disabled priests of linear and area dimensions; the home shall meet the definition of an "Apartment Building for the Elderly – Nonprofit" set forth in Article II, Section (3)(A)(4.4) of the Zoning Regulations – one additional parking space is also proposed. St. Bridget's Roman Catholic Church Corporation must first obtain a Special Exception from the ZBA.
- c) **ZBA Appl. 018-14 143 Mulberry Street,** the applicant requests a modification of the Special Exception for a "Group Day Care Home" approved by the ZBA on October 29, 2009 under ZBA Appl. #050-09, limiting the number of children to 10 children, instead of the 12 children maximum previously approved.
- d) **ZBA Appl. 019-14 39 Beach View Drive,** the applicant is requesting a variance of Article III, Section 4, AA, 2.4 and Table III, Appendix B (R-10 standards) of the Stamford Zoning Regulations to permit the existing single family residence to be 9.2 feet from the southerly side yard setback instead of 10 feet required; and 18 feet instead of the 20 feet required for the combined side yard setbacks.
- e) **ZBA Appl. 020-14 73 Hirsch Road,** the applicant requests a variance from Article III, Section 4, AA, 2.4, 12-7½ (b) and Table III, Appendix B (R-7 ½ standards) Yards of the Stamford Zoning Regulations to allow construction of the second floor addition to align with the first floor existing wall area "A" 11.5' x 4.5' = 51.75 square feet; to allow the front line of 25.5 feet instead of the 30 feet required, and similarly Area B to allow 27 feet instead of the required 30 feet.

Planning Board Meeting Minutes:

1. Meeting of 2/11/14
2. Meeting of 2/18/14
3. Meeting of 2/25/14
4. Meeting of 3/4/14

Old Business

Subdivision #4007 Request for Extension and to Revise Condition 12, Boris and Helen Miloslavsky have requested a 90-day extension to meet the conditions in order to filing their Final Map, and they are requesting to present their request to revise Condition No. 12, requiring the posting of a performance bond prior to filing the Final Map.

New Business