

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING & JOINT PUBLIC MEETING*
4th FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, OCTOBER 22, 2013
7:00 PM

Regular Meeting (7:00 PM-7:30 PM & Following by the Joint Public Meeting)

1. Zoning Board Referral:

Application 213-32 Zone Map Amendment – 110 Lenox, LLC:

Rezone approximately 10,525 square feet of land currently zoned RM-1 (Multi-Family, Low Density Design District) to M-G (General Industrial District).

2. Zoning Board Appeals Referrals

- a) **ZBA Appl. 054-13 0 Burwood Avenue, Lot 27**, a variance of to exceed the height limit of 30 feet in this R-6 zone, which allows for a two and a half story structure, but due to new FEMA regulations, which the City codified on July 8, 2013 the first story cannot be livable space. This limits the structure to one and a half stories.
- b) **ZBA Appl. 064-13 10 Drum Hill Lane**, a variance of Section 6A Accessory Buildings to allow an accessory structure (standby generator) to be allowed in the front yard.
- c) **ZBA Appl. 065-13 91 Halpin Avenue**, a variance to allow the applicant to build to enlarge their existing garage so that they can park their RV in structure off the street. In addition, the applicant is asking for relief of rear setback 0 feet instead of the required 5 feet, and to lessen the side yard setback from 5 feet to 2.8 feet, and to expand the existing nonconforming lot coverage of 26.6% to 28% instead of 25%.
- d) **ZBA Appl. 066-13 289 Ingleside Drive**, a variance for relief of side yard setback requirements from 70 feet to 64.8 feet, and relief from the centerline requirement of 81 feet instead of the 85 feet required.
- e) **ZBA Appl. 067-13 920 High Ridge Road**, a variance to allow the applicant to utilize the building space for a small retail store, instead of the two automobile repair bays in support of its main purpose as an existing gasoline filling station.
- f) **ZBA Appl. 068-13 29 Turn of the River Road a/k/a 939 High Ridge Road**, a special exception authorized by Section 11-C-1 and Article V, Section 19-33 to establish a 675 square foot retail store at this location.

3. Planning Board Meeting Minutes:

- Meeting of 9/17/12
- Meeting of 10/1/12

Old Business

Joint Public Meeting* *(To Start at 7:30 PM)*

Capital Budget Presentations FY 2014/15-2021:

- a) Office of the Mayor – Housing Development Fund
- b) Short Term Capital - Citywide Technology
- c) Scofield Manor
- d) Bartlett Arboretum
- e) Stamford Museum
- f) Stamford Center for the Arts
- g) Old Town Hall

* In accordance with sections C8-20-2 and C8-20-5 of the Stamford City Charter, the Planning Board in conjunction with the Board of Finance and duly delegated member(s) of the Board of Representatives will hold a joint meeting for the purpose of the presentation and consideration of proposed capital projects.