

FOR PUBLICATION: THE ADVOCATE

ONE INSERTION: FRIDAY, JANUARY 13, 2023

**LEGAL NOTICE
ZONING BOARD - CITY OF STAMFORD**

Application 222-35- Notice is hereby given that the Zoning Board of the City of Stamford, CT at its regular meeting held on Monday, January 9, 2023 UNANIMOUSLY APPROVED AS MODIFIED the application of Richard W. Redniss (22 1st Corp) for a Text Change to Amend the City of Stamford Zoning Regulations as described below:

Amend Section 4.B.1. (RA-3, RA-2, RA-1 Single Family Districts, Very Low Density) subsection “e” (Building Regulations) by adding new paragraph (4) to read as follows:

(4) On Lots created by subdivision approved after the effective date of this Regulation exclusively accessed by private rights-of-way where the overall property is impacted by a FEMA flood zone, inland wetlands, steep slopes (incline of 15% or greater), or other significant natural resources, the minimum Front Yard along such private rights-of-way may be 50% of the requirement in paragraphs (1), (2) and (3) above, and provided the limits of front yard reduction are stipulated as conditions of the subdivision approval and filed on the Stamford Land Records.

Amend Section 4.B.2. (R-20, R-10, R-7 ½ Single Family Districts, Low Density) subsection “d” (Building Regulations) by adding new paragraph (4) to read as follows:

On Lots created by subdivision approved after the effective date of this Regulation and exclusively accessed by private right-of-way where the overall property is impacted by a FEMA flood zone, inland wetlands, steep slopes (incline of 15% or greater), or other significant natural resources, the minimum Front Yard along such private rights-of-way may be 50% of the requirement in paragraphs (1), (2) and (3) above, but in no case less than 20’, and provided the limits of front yard reduction are stipulated as conditions of the subdivision approval and filed on the Stamford Land Records.

Effective date of this Decision: January 24, 2023

ATTEST: WILLIAM MORRIS
ACTING CHAIRMAN, ZONING BOARD
CITY OF STAMFORD, CT

Dated at the City of Stamford this 13th day of January 2023.