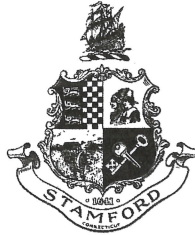


MAYOR
CAROLINE SIMMONS



DIRECTOR OF OPERATIONS
MATTHEW QUIÑONES

LAND USE BUREAU CHIEF
RALPH BLESSING
(203) 977-4714

**CITY OF STAMFORD
ZONING BOARD
LAND USE BUREAU**
888 WASHINGTON BOULEVARD
P.O. Box 10152
STAMFORD, CT 06904-2152

RECEIVED

February 6, 2023

Ms. Theresa Dell, Chair, Planning Board
Land Use Bureau, City of Stamford
888 Washington Blvd.
Stamford, CT 06904

FEB 6 2023

PLANNING BOARD

RE: Application 223-05- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change, - Proposing to Amend the building height definitions in the Stamford Zoning Regulations. The proposed change would combine different building height regulations in one place in the regulations and make some minor updates and clarifications.

Dear Ms. Dell:

In accordance with Section C6-40-10 of the Charter of the City of Stamford, the above captioned Application for a Text Amendment is hereby referred to the Planning Board of the City of Stamford for its advisory report.

A public hearing has not yet been scheduled. Referral comments should be filed with the Zoning Board Office by **March 13, 2023**.

If you have any questions, please feel free to contact me at (203) 977-4716.

Sincerely,


Vineeta Mathur
Principal Planner 



APPLICATION FOR TEXT CHANGE OF THE STAMFORD ZONING REGULATIONS

Complete, notarize, and forward **thirteen (13) hard copies and (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filing fee (**see Fee Schedule below**), payable to the City of Stamford.

NOTE: Cost of required Public Hearing advertisements are payable by the Applicant and performance of mailing of required property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

Fee Schedule

Minor Text Change	\$1,060.00
Major Text Change	\$5,060.00

APPLICANT NAME (S): CITY OF STAMFORD ZONING BOARD

APPLICANT ADDRESS: 888 WASHINGTON BOULEVARD, STAMFORD, CT -06901

APPLICANT PHONE #203-977-4711

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? No

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): N/A

PROPOSED TEXT CHANGE: Proposing to Amend the building height definitions in the Stamford Zoning Regulations. The proposed change would combine different building height regulations in one place in the regulations and make some minor updates and clarifications.

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? No (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).

DATED AT STAMFORD, CONNECTICUT, THIS 6th DAY OF February 20 23

SIGNED: Ralph Blessing

NOTE: Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT
 COUNTY OF FAIRFIELD ss STAMFORD February 6 20 23

Personally appeared Ralph Blessing, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

[Signature]
 Notary Public - Commissioner of the Superior Court
Commission Expires 3/31/27

FOR OFFICE USE ONLY

APPL. #: 223-05 Received in the office of the Zoning Board: Date: _____

By: _____

Narrative: Proposed Text Change to the Building Height Definitions

02/02/2023

1. Purpose

The City of Stamford Zoning Board proposes to amend the building height definitions in the Stamford Zoning Regulations. The proposed change would combine different regulations in one place in the regulations and make some minor updates and clarifications.

2. Proposed Changes

Currently, regulations regarding building height are located in two places in the regulations: Section 3.B., Defined Terms, and Section 8, Height Regulations. It is proposed to delete Section 8 and add relevant regulations to the definition in Section 3.B., thus making it easier for users to access information in one place.

In addition to some language changes, a few minor tweaks to the regulations are proposed, including a clarification that in areas in the flood plain, building height would be measured from the Base Flood Elevation (BFE) and that the maximum building Height cannot exceed the building height plus three feet from the BFE, thus allowing for elevating structures out of the flood plain.

Another proposed change would be to clarify how the maximum building height for attached buildings would be determined – for every building separately.

Proposed Text Amendment to Modify the Building Height Definition

01/09/2023

DELETE “Section 8, Height Regulations” and REPLACE Definition “Building Height” in Section 3.B., Defined Terms, with the following:

Building Height

The vertical distance to the level of the highest point of the roof surface if the roof is flat or inclines not more than one inch (1") vertical in one-foot horizontal, or the mean level between the eaves and the highest points of the roof if the roof is of any other type, measured as follows:

- 1. Buildings 10 feet or less from a Street Line.** If a *Building* is located ten feet (10') or less from a *Street Line*, then, the *Building Height* shall be measured (a) at the center of the front wall of the *Building* from the established grade of the curb; or (b) if no grade has been officially established and no curb exists, from the average level of the adjoining *Street* or *right-of-way*, or (c) if no such *Street* or *right-of-way* exists, from the finished ground surface across the front of the *Building*.
- 2. Buildings more than 10 feet from a Street Line.** If a *Building* is more than ten feet (10') from the *Street Line*, then the *Building Height* shall be measured from the average level of the finished ground surface at a point three feet (3') from the exterior walls of the *Building*. Where the finished ground surface is made by filling, the level of such finished ground surface for the purpose of this definition shall not be deemed to be more than three feet (3') above the average level of the existing ground surface at a point three feet (3') from the exterior walls of the *Building*. When a *Building* is subject to Section 15.B Flood Prone Area Regulations, the *Building Height* may be measured from no more than three feet (3') above the Base Flood Elevation applicable to the *Building*. (203-38, 214-06)
- 3. Height of Accessory Structures.** The Height of *Accessory Structures* shall be measured from the average level of the ground surface adjacent to the exterior walls of the *Accessory Structure* to the highest point of the roof. (91-002)
- 4. Connected Buildings.** Where two (2) or more *Buildings* are connected by a *Hallway* or enclosed *Passageway*, each *Building* shall be treated as a separate structure for the purposes of determining the average level of the ground surface and determining *Building Height*.
- 5. Attached Buildings.** Attached *Buildings* separated by a firewall between *Buildings* shall be treated as separate structures for the purposes of determining the average level of the ground surface and measuring height.
- 6. Exceptions.** The *Building Height* requirements shall not apply to the building features or *Structures* listed below if such feature or *Structure* (a) does not cover more than 25% of the *Building Coverage*, and (b) is unoccupied Floor Area, such as mechanical space, circulation

areas or air space, and (c) does not exceed the maximum permitted *Building Height* by more than one (1) story or fifteen feet (15'), whichever is less.

- architectural screenings of rooftop equipment
- cupolas
- cables
- mechanical penthouses and mechanical appurtenances including, but not limited to HVAC systems
- parapet walls
- Personal Wireless Service Facilities, radio and television and other antennae
- decorative towers or turrets
- water tanks (76-012; 97-020; 210-21)

7. Exemptions. The following shall be exempt from the Building Height requirements:

- chimneys
- church spires or similar features on other Houses of Worship
- flag poles
- green roofs
- greenhouses for food production
- monuments
- railings and other safety features required by the building code
- solar panels, both photovoltaic and thermal
- standpipes
- transmission towers and cables
- water towers

8. Modifications of Building Height Requirements. The Zoning Board may, by *Special Permit* approval and in its sole discretion, modify the height requirements of the underlying Zoning District for a *Building* feature or *Structure* if it finds that :

- a. the *Building* feature or *Structure* exceeding such requirement does not contain any *Floor Area*;
- b. the *Building* feature or *Structure* exceeding such requirement complies with the *Light and Air* requirements of these Regulations;
- c. the relief requested is limited to the minimum relief necessary; and
- d. the relief requested is necessary for the intended function of such *Building* feature or *Structure*.

AMEND title of Section 8 to read “SECTION 8 - DELETED and moved to Section 3.B., Defined Terms ‘Building Height’ ”