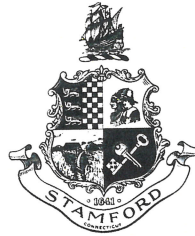


MAYOR  
CAROLINE SIMMONS



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

FEB 14 2023

February 14, 2023

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

PLANNING BOARD

RE: Application 223-11- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change, - The purposed text amendment is to combine relevant regulations that are currently located in different sections of the regulations in one place, make some minor adjustments and delete regulations no longer needed.

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 21, 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: The purposed text amendment is to combine relevant regulations that are currently located in different sections of the regulations in one place, make some minor adjustments and delete regulations no longer needed.

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 14 DAY OF February 20 23

SIGNED: Ralph Bessing

**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 14 20 23

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

Mary Judge  
 Notary Public, State of Connecticut  
 My Commission Expires 9/30/2023

**FOR OFFICE USE ONLY**

APPL. #: 223-11 Received in the office of the Zoning Board: Date: \_\_\_\_\_

By: \_\_\_\_\_

**Narrative: Proposed Text Change to Amend Sections 7 Area and Supplemental Regulations, Amend Section 7.3., Historic Preservation, and Delete Section 7.7.**

02/13/2023

**1. Purpose**

The purpose of this text amendment is to combine relevant regulations that are currently located in different sections of the regulations in one place, make some minor adjustments and delete regulations no longer needed.

**2. Proposed Changes**

*a. Amendment of the “Lot” Definition*

This proposed change would move regulations that prohibit subdivisions resulting in non-conformities and development of lots smaller than the minimum lot size from Sections 7.B. and 7.I., respectively, to the Lot Definition in Section 3.B. No substantive change are proposed.

*b. Amendment of the Permitted Obstructions and Accessory Structures Definitions*

This proposed amendment would move regulations currently contained in Sections 7.C., 7.D., and 7.E. relating to permitted encroachments of certain architectural features and awnings into yards and the public right-of-way to the definition of “Permitted Obstructions” in Section 3.B.

The requirement for attached accessory structures to meet the same zoning requirements as the principal Structure would be moved from Section 7.F. to the definition of “Accessory Structure” in Section 3.B.

No substantive changes are proposed.

*c. Amendment of the Fence Regulations*

Zoning requirements for fences would be moved from Section 7.G. to a new definition for fences in Section 3.B. No substantive changes are proposed.

*d. Amendment of the “Alley” Definition*

Regulations regarding the location of driveways in alleys would be moved from Section 7.J. to the “Alley” definition in Section 3.B. No substantive changes are proposed.

*e. New Definition for “Yard” and Yard Requirements for Lots abutting more Restrictive Zoning Districts*

Currently there is no general definition for “Yard” in the regulations which would be added to Section 3.B. Requirements for yards on lots abutting lots in more restrictive zoning districts having to meet the requirements of the more restrictive district would be moved from Section 7.K. to the new “Yard” definition.

*f. Deletion of Section 7.L*

Section 7.L. prohibits infill on certain smaller lots. As development is restricted by the density and setback provisions this provision is superfluous and is proposed to be deleted.

*g. Corner Lot Provisions*

This amendment would move and simplify the setback requirements for corner lots from Section 7.M. to the Corner Lot Definition in Section 3.B.

*h. Deletion of Section 7.N.*

Section 7.N. allowed for car rental agencies on residentially zoned land contiguous with State-owned land at the Transportation Center. All land surrounding the transportation center is now zoned for mixed-uses, therefore, this regulation is no longer needed.

*i. Accessway Lots*

The provisions for Accessway Lots currently contained in Section 7.O. would be moved to the Accessway Lot definition in Section 3.B. No substantive changes are proposed.

*j. Move Section 7.R. to Appendix B*

Section 7.R. contains special regulations applying to certain types of subsidized and public housing in certain medium density residential districts. The regulations would be moved to Appendix B and appended to the respective districts as a footnote. No changes are proposed.

*k. Floor Area Bonus Provisions*

Section 7.S. grants floor area bonus for developments providing certain public amenities. It is proposed to move the provisions of Section 7.S. to the definition for “Floor Area, Bonus” in Section 3.B. Minor adjustments to some of the bonuses are proposed as well as the deletion of

some bonus provisions. Provisions in the R-HD regulations would be updated to refer to the bonuses in this expanded definition.

*l. Changes to Section 7.3. Historic Preservation*

Amendments to Section 7.3. would require the Zoning Board (not HPAC) to hold a public meeting for properties to be added to the Cultural Resources Inventory, at the request of HPAC. It would also clarify when an applicant needs to pay for a qualified historic preservation expert and correct a reference.

*m. Deletion of Section 7.7.*

This Section applies to land zoned C-L or M-G around the train station. As land in this area is no longer in any of these districts, this section is superfluous.

**Proposed Text Change to Amend Sections 7 Area and Supplemental Regulations, Amend Section 7.3., Historic Preservation, and Delete Section 7.7.**

02/13/2023

**DELETE Sections 7.B. and 7.I. and AMEND Definition “Lot” in Section 3.B. “Defined Terms” as follows:**

A parcel of land occupied or to be occupied by a *Building* or a group of *Buildings* and their *Accessory Uses*, or for storage space, including such open spaces as are required by these regulations and such other open spaces as are arranged, designed and/or used in connection with such *Buildings*.

Where a *Lot* is formed from part of a *Lot* already occupied by a *Building*, such subdivision shall be affected in such manner so as not to render the existing *Lot* or *Building* non-conforming and not to increase any pre-existing nonconformity. No permit shall be issued for the erection of a new *Building* on the new *Lot* thus created unless it complies with all the provisions of these Regulations.

Any *Lot* not meeting the minimum lot size requirement for the Zoning District in which such *Lot* is situated, and which *Lot* was in existence at the time of the adoption of these Regulations, may be used as a *Lot* for any purpose permitted in the Zoning District, provided that all other regulations prescribed for the District by these Regulations are complied with. (84-035)

**DELETE Sections 7.C., 7.D. and 7.E. and AMEND Definition “Permitted Obstructions” in Section 3.B. as follows:**

***Permitted Obstructions* (219-26)**

~~*Permitted Obstructions on Lots* are physical features that are permitted in required *Yards* and in *Unobstructed Space*—and shall include the following. Any *Structures, Buildings, Accessory Buildings* and physical features not listed in this Definition as a *Permitted Obstruction* and which are not *Principal Buildings* shall be considered *Accessory Structures*. *Permitted Obstructions* shall not project beyond the *Street* or *Property Line* of the *Lot*, except for *Awnings* and *Canopies* as defined below.~~

The following shall be considered *Permitted Obstructions*:

- ~~• *Accessory Structures* (permitted in *Side* and *Rear Yards* Only)~~
- **Air conditioning condensation units** for single- or two-family *Buildings* only, provided such units: (i) do not exceed four feet (4’) in height from the average finished grade, (ii) do not extend more than four feet (4’) from the *Building* wall, and (iii) are no closer than five feet (5’) from any *Property Line*;
- **Arbors or trellises;**

- **Awnings** and other sun control devices above the first floor. All such awnings and other sun control devices shall (i) be limited to a maximum projection from a *Building* wall of thirty inches (30”); and (ii) have solid surfaces that, in aggregate, cover no more than 30% of the area of the Building wall (as viewed in elevation) from which they project. Such awnings may extend over a public sidewalk, *Alley* or public right-of-way, provided they meet the conditions set forth for “Awnings on the first floor”;
- **Awnings and Canopies on the first floor** , whether fixed or retractable, may extend over a public sidewalk, *Alley* or public right-of-way, provided that every such awning (i) shall at its lowest point be at least seven feet (7’) above the public sidewalk grade and finished grade of adjacent yard, *Alley* or public right-of-way, (ii) shall be set back a minimum of three feet (3’) from the curb line, (iii) shall not extend above the sill of any windows of the second floor, (iv) shall not restrict or interfere with the free flow of pedestrian or vehicular traffic and (v) shall be removable to accommodate work within the public right-of-way (86-032, 207-61);
- **Balconies**, unenclosed, of a *Building* containing residences not extending more than four feet (4’) into a required *Yard*; but no closer than five feet (5’) from any *Interior Lot Line*;
- **Bicycle Parking Structure** (220-31);
- ***Breezeways, Passageways;***
- **Chimneys**, projecting not more than twenty-four inches (24”) from the *Building* wall;
- **Cornices and similar architectural enhancements** projecting not more than twenty-four inches (24”) from the *Building* wall;
- **Driveways** pursuant to Section 12 of these Regulations;
- **Eaves**, gutters or downspouts projecting not more than twenty-four inches (24”) from the *Building* wall;
- **Electric Vehicle charging facilities** pursuant to Section 12 of these Regulations not exceeding five feet (5’) in height, and having a volume of no more than 15 cubic feet;
- **Fences** pursuant to ~~Section 7.G of these Regulations~~ meeting the definition of “Fences” in this Section 3.B.;
- **Fire escapes**, not extending more than six feet (6’) from the *Building* wall;
- **Flagpoles;**
- **Fountains:** ornamental fountains not exceeding: (i) six feet (6’) in height and diameter in RA-3, RA-2, RA-1, R-20, R-10, R-7<sup>1/2</sup> and R-6 Districts, and on all lots supporting a one-, two-, three- or four-family *Dwelling* in all other Zoning Districts; and (ii) fifteen feet (15’) in height and diameter in all other Districts and on all lots that support more than four-family *Dwellings*. In no event shall a fountain be closer than five feet (5’) from any *Interior Lot Line*;
- **Light poles**, not exceeding eighteen inches (18”) in diameter;

- **Natural features**, comprised of area of land or water, or a combination thereof, which contain or consist of outstanding remnants or natural elements of surviving undisturbed natural ecosystems such as individual species of plant life, nests or rookeries, geological formations, or objects of special scientific, educational, aesthetic, or recreational character;
- **Overhanging portions of Buildings** above the first floor which project not more than twenty four inches (24") from the *Building* wall; ~~In no case shall provided that~~ the lowest point of the projected portion shall be no less than seven feet (7') about ~~above-grade~~ the ground beneath the projection of the *Building*. Supports for the projected portion of any *Building* are permitted ~~Obstructions within the required Front Yard,~~ provided that no support extends beyond the projection and that the total area occupied by such supports does not exceed 15% of the area underneath the projection;
- **Parking Areas** pursuant to Section 12 of these Regulations;
- **Porches:** One-*Story* permanently unenclosed porches, projecting no more than six feet (6') into the required Yard;
- **Railings** required by the Building Code;
- **Ramps** and other physical features supporting access for persons with physical disabilities;
- **Recreational or play equipment;**
- **Steps**, provided that such steps access only the lowest *Story* of a Building;
- **Sculptures, Statuary and other freestanding artistic or decorative features:** not exceeding: (i) six feet (6') in height and diameter in RA-3, RA-2, RA-1, R-20, R-10, R-7<sup>1/2</sup> and R-6 Districts, and on all lots supporting a one-, two-, three- or four-family *Dwelling* in all other zoning districts; and (ii) fifteen feet (15') in height and diameter in all other zoning districts and on lots that support more than four-family Dwellings. All sculptures, statuary and other freestanding artistic features shall be at least five feet (5') from any *Interior Lot Line*;
- **Swimming pools** and pool decks, provided that they are: (i) not more than eight inches (8") above adjacent grade and (ii) no closer than five feet (5') from any Interior Lot Line. Swimming Pools shall not be permitted in Front Yards. Swimming pools and pool decks not meeting these requirements shall be deemed Accessory Structures;
- **Terraces, patios or decks**, which are open, provided that they: (i) are not more than eight inches (8") above adjacent grade and (ii) do not extend more than six feet (6') into the Yard. All terraces, patios and decks shall be at least five feet (5') from any Property Line. Terraces, patios or decks not meeting these requirements shall be deemed *Accessory Structures*;
- **Trees, brushes and other vegetation;**
- **Utility poles**, not exceeding eighteen inches (18") in diameter, including wiring and appurtenances; and
- ***Walkways***, sidewalks, bike paths.



**DELETE Section 7.F. and AMEND Definition “Accessory Building” in Section 3.B. “Defined Terms” as follows:**

Any *Building* located on the same *Lot* as a *Principal Building* and devoted or intended to be devoted to a use, which is clearly incidental and customarily subordinate to the principal use. Any portion of a *Principal Building* devoted or intended to be devoted to an *Accessory Use* is not an *Accessory Building*. (219-26)

Any *Accessory Building* which is attached to the *Principal Building*, except by a *Breezeway*, and not more than five feet (5') in length shall comply in all respects with the requirements of these Regulations applicable to the *Principal Building*.

**DELETE Section 7.G. Fences and ADD Definition “Fence” to Section 3.B. “Defined Terms”**

**Fence**

A *Fence* is a physical barrier intended to prevent escape from or intrusion into an area or to mark a boundary. A *Fence* meeting the requirements of this definition shall be considered a *Permitted Obstruction* pursuant to Section 3.B. of these Regulations. For the purposes of these Regulations, walls that are not *Buildings* or *Retaining Walls* and function as a barrier shall be considered *Fences*. All *Fences* shall meet the following requirements:

- a. No *Fence* shall exceed six feet (6') in height in any *Front* or *Side Yard*, measured from the finished grade adjacent to both sides of the *Fence* or wall, whichever is lower.
- b. No *Fence* shall exceed eight feet (8') in height in any *Rear Yard*, measured from the finished grade adjacent to both sides of the *Fence* or wall, whichever is lower.
- c. All *Fences* shall comply with the Corner Vision Obstructions regulations pursuant to City of Stamford Code Section 214-27.1.
- d. The Zoning Board may, by *Special Permit*, authorize a *Fence* or wall of greater height within a *Front*, *Side* or *Rear Yard*, if it determines that the *Fence* or wall will not adversely impact any adjacent property or public *Street* (203-38).

This definition shall not prohibit the erection of a protective fence over six feet (6') high around any public utility substation, transformer station, pumping station or reservoir.

**DELETE Section 7.J. and AMEND Definition “Alley” in Section 3.B. “Defined Terms” as follows:**

***Alley***

An *Alley* is a passage or way, not over twenty feet (20') in width, open to public travel, which affords generally a secondary means of vehicular access to abutting *Lots* and is not intended for

general traffic circulation. No vehicle entrance to any *Building* or improvement, which entrance opens into an *Alley*, shall be erected, constructed, or established nearer to the center of such *Alley* than a distance of fifteen feet (15').

**DELETE Section 7.K. and ADD Definition “Yard” in Section 3.B. “Defined Terms” as follows:**

***Yard***

A *Yard* is a space extending between the property lines of a *Lot* and a *Building* situated on such *Lot*. No *Building* or other *Structure* shall be permitted in any *Yard* unless permitted by these Regulations.

When a *Lot* adjoins a *Lot* in a more restrictive district, any adjoining *Side Yard* of such former *Lot* shall have minimum width equal to the required *Side Yard* in the more restrictive district, and any adjoining *Rear Yard* shall have a minimum depth equal to the required depth of the *Rear Yard* in the more restrictive district.

**DELETE Section 7.L.**

**DELETE Section 7.M. and AMEND Definition “Lot, Corner” in Section 3.B. “Defined Terms” as follows:**

***Lot, Corner***

A *Lot* situated at the intersection of two (2) or more *Streets* having an interior angle of intersection of not more than 135 degrees. A *Lot* abutting upon a curved *Street* shall be deemed a *Corner Lot* if the tangents to the curve at its points of beginning within the *Lot* or at the points of intersection of the side *Lot Lines* with the *Street Line* intersect at the interior angle of ~~less~~ not more than 135 degrees.

In all Districts, a *Building* erected on a *Corner Lot* shall be required to comply with the *Front Yard* setback standard on all *Streets* and all other *Yards* shall comply with the *Side Yard* setback standard. (91-025)

**DELETE Section 7.N.**

**DELETE Section 7.O. and AMEND Definition “Accessway Lot” in Section 3.B. “Defined Terms” as follows:**

### ***Accessway Lot***

An Accessway Lot is a Lot shown on an approved subdivision map that does not satisfy the Lot Frontage requirement at the Street Line and that is served by an Accessway. (210-43)

Accessway Lots, each limited to one (1) single-family residence whether now existing or hereafter created, shall be permitted only in the RA-3, RA-2, RA-1 and R-20 Districts. The division between the Accessway and the remainder of an Accessway Lot shall be shown on any record map dated after August 1, 1959 by a dotted or dashed line. The area of each Accessway Lot, exclusive of its Accessway, shall conform to the area regulations for the District in which it is located. Its area shall be designated on any record map dated after August 1, 1959 as "exclusive of Accessway". Not more than two (2) abutting Accessways shall be permitted. Every Accessway Lot shall be so designed that a circle of the following diameter can be drawn within the boundaries of the Lot:

- two hundred feet (200') in a RA-3 or RA-2 District;
- one hundred fifty feet (150') in a RA-1 District; and
- one hundred twenty feet (120') in a R-20 District.

The record map shall include arcs demonstration that such a circle can be included within the Lot. On any Accessway Lot, the main dwelling and each Accessory Building shall be located at least: (a) the same distance from any two boundaries as is required of a main dwelling from the Front and Rear Lot Lines on an Interior Lot in the district, and (b) from each of the other boundaries, thirty feet (30') in an RA-3 or RA-2 District, twenty-five feet (25') in a RA-1 District, and twenty feet (20') in a R-20 District. In no event shall any Building on an Accessway Lot be located nearer to any Street than the minimum front setback regulations for the district in which it is located. (89-003, 210-43)

The standards of this Definition shall not prohibit the use of any access to a rear Lot if such access was shown as the legal access on a map of record filed in the Town Clerk's Office prior to August 1, 1959. (210-43)

**MOVE Section 7.R. to footnote 6 in Appendix B and add footnote 6 to the following Districts in Appendix B, Table III: RM-1, R-5 and R-MF.**

**DELETE Section 7.S. and AMEND Definition “Floor Area, Bonus” in Section 3.B. “Defined Terms” as follows:**

### ***Floor Area, Bonus***

*Bonus Floor Area* may be awarded to a *Development* if it incorporates certain desirable features, provides certain amenities or helps achieve policy and planning goals as laid out in the City’s *Master Plan* or other official policy documents. *Bonus Floor Area* may only be awarded by the Zoning Board, by Special Permit, as specified in these Regulations.

Under no circumstances shall the total of all applicable *Bonus* and *Premium Floor Areas* exceed 33% of the permitted *Base Floor Area*.

The Zoning Board may grant a *Special Permit* to authorize *Bonus Floor Area* and approve amenities for the benefit of the public in the C-L, C-G, CC, R-HD and TCD Districts, in addition to any required amenities, subject to the following standards and limitations:

<u>Amenity</u>	<u>Bonus</u>	<u>Minimum Amenity Required to Qualify</u>		<u>Maximum Bonus Floor Area Obtainable</u>	
		<u>Lots less than 1 acre</u>	<u>Lots 1 acre and larger</u>	<u>Lots less than 1 acre</u>	<u>Lots 1 acre and larger</u>
<u>Public Plazas pursuant to Sections 6.B. and 6.C.1.</u>	<u>1 sf additional Floor Area for each 1 sf of Amenity</u>	<u>500sf</u>	<u>2,500sf</u>	<u>1,000sf</u>	<u>5,000sf</u>
<u>Through-Block Connections pursuant to Sections 6.B. and 6.C.2.</u>	<u>1 sf additional Floor Area for each 1 sf of Amenity</u>	<u>500sf</u>	<u>2,500sf</u>	<u>1,000sf</u>	<u>5,000sf</u>
<u>Publicly Accessible Waterfront Areas pursuant to Sections 6.B. and 6.C.3.</u>	<u>4 sf additional Floor Area for each 1 sf of Amenity in excess of the required minimum amount.</u>	<u>Required minimum Amenity Area of at least 15 feet in depth must be provided along the entire length of the waterfront on average. Bonus is only provided for Amenity in excess of required minimum amount.</u>		<u>5,000sf</u>	<u>10,000sf</u>
<u>Community Room, pursuant to Sections 6.B. and 6.C.5.</u>	<u>3 sf additional Floor Area for each sf of Community Room</u>	<u>400sf</u>	<u>1,250sf</u>	<u>500sf</u>	<u>2500sf</u>
<u>Commuter Facility Spaces pursuant to Sections 6.B. and 6.C.6.</u>	<u>4 sf additional Floor Area for each 1 sf of Commuter Facility Space</u>	<u>1,000sf</u>	<u>1,000sf</u>	<u>5,000sf</u>	<u>5,000sf</u>
<u>Child Day Care Services</u>	<u>2 sf additional Floor Area for each 1 sf of Child Day Care Services</u>	<u>500sf</u>	<u>1,000sf</u>	<u>1,000sf</u>	<u>2,500sf</u>

<u>Mill River Park, Public Access</u>	<u>1 sf of additional Floor Area for each 1 sf of public access or conservation easement provided within the designated Mill River Corridor</u>	n/a
<u>Mill River Park, Land Conveyance</u>	<u>7 sf of additional Floor Area for each 1 sf of land conveyed in fee at no cost to the city or for each \$100* paid to Mill River Park within the designated Mill River Corridor</u>	n/a
<u>Mill River Park, additional Building Height</u>	<u>10 sf of permitted Floor Area may be located above a height of 350' within the CC District for each \$100* paid to Mill River Park. No Building shall exceed a height of 400'.</u>	n/a

\* Amount shall be adjusted each year on January 1<sup>st</sup> based on the construction price index as published in the Engineering News Record (ENR) with January 2020 as the base month.

**AMEND Section 4.B.11.i., Public Amenity Bonus, as follows:**

If more *Publicly Accessible Amenity Space* is provided than the minimum amount required pursuant to Subsection h. above, then *Bonus Floor Area*, in addition to the *Floor Area Ratios* specified in table d. above, may be granted by the Zoning Board pursuant to Section 3.B., Definition “Floor Area, Bonus”. [Remainder to be deleted]

**AMEND title of Section 7 to read “SECTION 7 – DELETED and moved to Section 3.B Defined Terms”**

**AMEND Section 7.3.B.2.c.(1) as follows:**

[...]

(c) the property owner has been notified in writing at least 30 days prior to the scheduled HPAC meeting at which the matter will first be discussed, unless the applicant seeking addition of the

property to the *Cultural Resources Inventory* is the property owner;

- (d) the Land Use Bureau has not received a written objection from the property owner prior to or at the Zoning Board public hearing to the listing on the *Cultural Resources Inventory*. If no written objection by the property owner is received prior to or at the public hearing, the property owner will be deemed to have consented to the listing on the *Cultural Resources Inventory*;
- (e) ~~HPAC~~ the Zoning Board has duly noticed and conducted a public hearing pursuant to Section C6-40-11-of the City of Stamford Charter, as amended;

[...]

- (g) the Zoning Board has ~~administratively~~ approved in full or in part the recommendation of *HPAC*.

**Amend Section 7.3.B.2.c. – Historic Preservation - by adding a new Section 7.3.B.2.c.(5) as follows:**

(5) When a *Qualified Historic Preservation Expert* is engaged for an application which includes adding a *Building* or *Site* to the *Cultural Resources Inventory* in conjunction with a *Special Permit* application pursuant to Section 7.3.C., or deleting a *Building* or *Site* from the CRI, the Applicant shall be responsible for paying for the services of such expert.

**AMEND Section 7.3.C. as follows:**

**7.3.C. SPECIAL USE, BULK AND DENSITY STANDARDS FOR HISTORIC STRUCTURES AND SITES**

The provisions of this subsection 7.3.C. shall apply to all *Historic Structures* and *Sites* in Stamford listed on the *Cultural Resources Inventory*. Properties which are not *Historic Structures* or *Sites* wishing to benefit from this Section 7.3.C. must be placed on the *Cultural Resources Inventory* pursuant to Subsection ~~7.3.B.2.d~~ 7.3.B.2.c of these Regulations prior to or simultaneously with applying for a *Special Permit* under this Section 7.3.C.

**DELETE Section 7.7. Special Stamford Transportation Center and Commuter Parking and ADD “DELETED”**