

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

**APPL. 222-32** – Notice is hereby given that the Zoning Board of the City of Stamford, CT, at its regular meeting on March 27, 2023, APPROVED AS MODIFIED the applications of CP VIII 100 Clinton, LLC requesting Amended General Development Plan, Special Permit, Final Site/Architectural Plans & Requested Uses and Coastal Site Plan Approvals for the redevelopment of the following properties: 0, 100, 102 Clinton Avenue (Assessor ID # 000-7419, 000-5236, 001-7979), 29, 31, 37, 41 Division Street (Assessor ID #000-0114, 002-4695, 000-7420, 000-7421), and Parcel N-1 (Assessor ID #004-4047) (“Block A”) and 75, 79, 99, 101, 107, 113 Clinton Avenue (Assessor ID # 000-0970, 000-7252, 000-5252, 000-8940, 001-0862, 000-9006,) and 0, 1, 4, 6, 10, 17, 19, 25 Division Street (Assessor ID # 000-5088, 000-0187, 001-9314, 002-4699, 002-5791, 000-5087, 000-5086, 000-5076) (“Block B”). Note: the properties are commonly collectively referred to as 100 Clinton Avenue. Approved work includes redeveloping Block A with a 7-story multifamily residential building containing 176 apartments, and Block B with a 7-story multifamily residential building containing 295 apartments. A total of 471 apartments are proposed (456 apartments previously approved under Zoning Board Approval No. 216-26). Onsite parking, landscaping and related site improvements are also approved. Special Permit relates to the modification of parking ramp dimensions. Coastal Site Plan approval includes Flood Hazard Area Permit related to excavation of the proposed retaining wall. Block A is located in both the Mill River Design District (the “MRD”) and Park Zones and is generally bounded by Richmond Hill Avenue to the south, Clinton Avenue to the west, Division Street to the north, and private property to the east. Block B is located in the MRD and is generally bounded by the City-owned property to the south, the Rippowam River to the west, private property to the north and Clinton Avenue to the east. The multifamily development will be located entirely within the MRD portions of the subject property. The subject properties are further described as follows:

Block A: BEGINNING at a point on the easterly side of Clinton Avenue at its intersection with the southerly side of Division Street; thence running in an easterly direction along said southerly side of Division Street N 89°18'10" E a distance of 193.80 feet to the westerly side of land now or formerly of Stamford Towers Limited Partnership (#680 Washington Boulevard); thence running in a southerly, then easterly, direction along said land of Stamford Towers Limited Partnership the following four (4) courses: S 01°21'06" E a distance of 132.63 feet, N 89°29'34" E a distance of 3.96 feet, S 02°09'44" W a distance of 139.20 feet, and S 89°50'15" E a distance of 192.24 feet to the westerly side of Washington Boulevard; thence running southerly along said Washington Boulevard S 00°49'17" W a distance of 15.01 feet to the northerly side of Richmond Hill Avenue; thence running westerly along said Richmond Hill Avenue the following three (3) courses: along a tangent clockwise curve, the central angle of which is 89°10'43" with a radius of 20.00 feet and an arc length of 31.13 feet, West 234.83 feet, and along a tangent anti-clockwise curve, the central angle of which is 25°14'35" with a radius of 293.00 feet and an arc length of 129.09 feet to the aforesaid easterly side of Clinton Avenue; thence northerly along said Clinton Avenue N 01°21'20" W a distance of 332.65 feet to the aforesaid southerly side of Division Street and the point of beginning and comprising an area of 66,831 SF or 1.5342 Acres.

Block B: BEGINNING at a point on the westerly side of Clinton Avenue at its intersection with the southerly side of land now or formerly of Clinton Court-A Condominium (#69 Clinton Avenue); thence running in a southerly direction along said westerly side of Clinton Avenue the following three (3) courses: S 01°18'45" E a distance of 110.65 feet, S 01°19'17" E a distance of 46.51 feet, and S 01°21'20" E a distance of 359.14 feet to the northerly side of land now or formerly of the City of Stamford (#117 Clinton Avenue); thence running in a westerly direction along said City of Stamford S 89°12'48" W a distance of 165.4± feet to the Mean High Water (MHW) line of the Rippowam River; thence running generally northerly along said MHW 555.1± feet to the aforesaid southerly side of Clinton Court-A Condominium; thence running easterly along said lands of Clinton Court-A Condominium the following five (5) courses: S 88°00'00" E a distance of 97.6± feet, N 85°30'00" E a distance of 15.00 feet, S 88°15'00" E a distance of 170.00 feet, North 7.00 feet, and N 88°00'00" E a distance of 20.27 feet to the aforesaid westerly side of Clinton Avenue and the point of beginning, and comprising an area of 133,121± SF or 3.0560 Acres.

Effective date of this decision: April 12, 2023

ATTEST:        DAVID STEIN  
                  CHAIRMAN, ZONING BOARD  
                  CITY OF STAMFORD, CT

Dated at the City of Stamford, CT,  
This 31<sup>st</sup> day of March, 2023