

WEB VERSION

PUBLICATION: THE ADVOCATE – TWO INSERTIONS –

WED., JAN. 10, 2024

WED., JAN. 17, 2024

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

APPL. 222-32-MOD – Notice is hereby given that the Zoning Board of the City of Stamford, CT will conduct a Public Hearing on **Monday, January 22, 2024, at 6:30 p.m.**, via video conference and conference call, to consider the application of CP VIII 100 Clinton, LLC requesting Special Permit approval to make a contribution (approximately \$12,953,280.00) to the Stamford Affordable Housing Trust Fund in lieu of providing onsite below market rate apartments on the properties known as 100 and 101 Clinton Avenue (Parcel ID #001-7979 and 000-8940). Final financial contribution to be determined at the time of Building Permit issuance for the previously approved multifamily community. Prior zoning approvals related to the properties included 49 onsite Below Market Rate apartments. The properties are commonly collectively referred to as 100 Clinton Avenue and include the parcel formerly known as Parcel N-1 (Parcel ID #004-4047). The parcel known as 100 Clinton Avenue 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. The parcel known as 101 Clinton Avenue 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 previously approved multifamily development is located entirely within the MRD portions of the subject property. Special permit approval is sought pursuant to Section 7.4.D.3 of the Zoning Regulations. The subject properties are further described as follows:

100 Clinton Avenue: 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 332.64 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.

101 Clinton Avenue: 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 3.056± Acres.

Details regarding how to access the meeting will be posted on the City of Stamford Zoning Board webpage (www.stamfordct.gov/zoning) in advance of the Public Hearing. A full copy of the above referenced application is available for review by appointment in the office of the Zoning Board, 7th Floor of the Government Center, 888 Washington Boulevard, Stamford, Connecticut. Application materials are also available on the Stamford Zoning Board webpage (www.stamfordct.gov/zoning). At the above time and place all interested persons shall be given an opportunity to be heard. The hearing may be continued to such time and place as may be announced by the Zoning Board at the public hearing.

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

Dated at the City of Stamford, CT
This 10th day of January, 2024