

AGENDA
(REVISED MARCH 25, 2024)
STAMFORD PLANNING BOARD
REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, MARCH 26, 2024
6:30 P.M.

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Web & Phone Meeting Instructions:

- If your computer/smartphone has mic and speaker then:
Type in, paste or click the following link: <https://us02web.zoom.us/j/81576695005>; **OR**
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- Sign-up for Planning Board meeting updates by emailing lcapp@stamfordct.gov.

Web Meeting Ground Rules:

- The meeting shall be recorded and the video shall be posted on the City of Stamford website http://cityofstamford.granicus.com/ViewPublisher.php?view_id=8
- The Planning Board shall moderate the audio for attendees.
- Attendees shall be on mute and will be unmuted when called to speak by the Planning Board members.
- Applicants will have 20 minutes to make their presentation.
- Public testimony on Public Hearing agenda items will be limited to 3 minutes per speaker.
- Any applicant/public speaker wishing to submit written testimony on Public Hearing agenda items can send it prior to the meeting to lcapp@stamfordct.gov.

PLANNING BOARD MEETING MINUTES:

March 12, 2024

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #223-42 - 208 WEST AVENUE, LLC - 208 WEST AVENUE - Map Change:** Applicant is proposing to rezone 208 West Avenue from the current R-MF Zone (Residential Multifamily) to the proposed NX-D Zone (Neighborhood Mixed-Use Design District).
2. **ZB APPLICATION #224-09 - STAMFORD ZONING BOARD - Text Change:** Applicant is proposing to amend Use Definition “Dwelling Unit, Accessory (ADU)” in Section 5.E of the Stamford Zoning Regulations to ease limitations in the production of ADUs.
3. **ZB APPLICATION #224-10 - STAMFORD ZONING BOARD - Text Change:** The purpose of this Text Change is to streamline the existing regulations for no-conforming uses, add provisions for non-conforming buildings, structures and lots, eliminate Special Permit provisions and facilitate the conversion of obsolete structures and uses to viable uses.
4. **ZB APPLICATION #224-15 - FAMILY CENTERS, INC. & 986 BEDFORD, LLC - 986 BEDFORD STREET - Special Permit:** Family Centers Inc is seeking a Special Permit approval pursuant to Section 9.N.4 and 19.C to allow use of the building known as 986 Bedford Street as a “Public Charitable Institution.”

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #011-24 - PIERRE-CHRISTIAN D. FRYE, AIA representing 143 MYRTLE AVE, LLC / CHRIS & CURT RILEY - 143 MYRTLE AVENUE - Variance of Table IV, Appendix B:** Applicant owns this vacant lot presently used to park cars and is proposing to construct a single-story building to house a private car collection. Applicant is requesting a rear yard setback of 0.0 ft. in lieu of the 15 ft. required.
2. **ZBA APPLICATION #012-24 - HARVEY WEBER, ARCHITECT representing ZALMAN & MALYA SHMOTKIN - 15 FRANCIS AVENUE - Variance of Table III, Appendix B and Section 3-36 (Definition of a Story):** Applicant owns a two-story, single-family dwelling with a footprint of 1,191 sq. ft. and is proposing a new second story addition to be 21 ft. 3 in x 26 ft. 2 in. (557 sq. ft.) and a new upper floor addition to be 45 ft. 5 in. x 26 ft. 2 in. (818 sq. ft.) which will all be used as five (5) additional bedrooms and two (2) bathrooms. Applicant is requesting:
Table III, Appendix B:
 - A front yard setback of 26.9 ft. in lieu of the 30 ft. required.
 - A front street centerline setback of 51.9 ft. in lieu of the 55 ft. required.Section 3-36 (Definition of a Story):
 - New upper floor addition to have a ceiling height of no more than 8 ft. where 7 ft. 4 in. is the maximum.
3. **ZBA APPLICATION #013-24 - CARMELA LAZARTE - 1353 HIGH RIDGE ROAD - Variance of Table II, Appendix B:** Applicant owns a two-story, single-family dwelling with a detached one-car garage and is proposing construct a two-story addition of 14 ft. x 26 ft. to the rear of the structure. Applicant is requesting a front line setback of 32.5 ft. in lieu of the 40 ft. required.
4. **ZBA APPLICATION #014-24 - HOWARD & DOREEN NUSBAUM - 130 REVONAH AVENUE - Variance of Section 3 (Accessory Structure):** Applicant owns a single-family dwelling with garage, pergola and shed and is proposing to convert the existing 1½-story garage into a 1 ½ story home office by adding dormers. Applicant is requesting: [a] a side yard setback of 18 in. in lieu of the 5 ft. required; and [b] a roof height of 22 ft. in lieu of the standard 15 ft.

Next regularly scheduled Planning Board meetings are:

- April 9, 2024 (Regular Meeting)
- April 30, 2024 (Regular Meeting)

All items on this agenda are noticed for discussion and possible action.