

**AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
VIA THE INTERNET & CONFERENCE CALL
TUESDAY, MAY 14, 2024
6:30 P.M.**

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Web & Phone Meeting Instructions:

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- If not, then **Call-in** using the **Phone Number & Passcode** provided above.
- 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:

April 30, 2024

ZONING BOARD REFERRALS:

1. **ZB APPLICATION #224-11 - RICHARD REDNISS, 22 1ST CORP. - Text Change:** River Bend Center, LLC is seeking to amend the City of Stamford Zoning Regulations to revise portions of the HT-D Regulation and create an opportunity to infill new residential development where it helps sustain the maintenance and viability of existing industrial/flex type uses in new or existing buildings.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #018-24 - AMOL DIXIT - 163 SOUTHFIELD AVENUE - Variance of Section 4 and Section 12:** Applicant owns a single-family dwelling with a deck and is proposing a Change of Use of the existing single-family dwelling to a two-family dwelling. Applicant is requesting the following:

Section 4.B.3.d(1) - Building Regulations
 - The minimum lot area of a single-family dwelling to be 4,625 sq. ft. in lieu of the 6,000 sq. ft. required.Section 12.C.1-Table 12.5 - Parking in Yard Space
 - The minimum distance of surface Parking Areas and Loading Space from any interior Lot Line to be 3.7 ft. in lieu of the 5 ft. required.
2. **ZBA APPLICATION #019-24 - STEPHANIE MARK representing JAMES & NELLY SLOCUM - 2324 WASHINGTON BOULEVARD - Variance of Table II, Appendix B:** Applicant owns a two-family dwelling and is proposing to construct an addition over the existing footprint except for a 59 sq. ft. connector over an existing alcove inset from Washington Boulevard. Applicant is requesting the following:
 - Coverage of 49.64% in lieu of the 25% allowed in the RM-1 zone.
 - Front yard setback from Washington Boulevard of 11.2 ft. in lieu of the 25 ft. required for the second story addition.
 - Street center setback from Washington Boulevard of 41 ft. in lieu of the 50 ft. required for the second story addition.
 - Side yard setback of 7.5 ft. in lieu of the 10 ft. required for the western side yard for the second story addition.
 - Side yard setback of 4.5 ft. in lieu of the 5 ft. required for the western side yard for the platform/step on the existing deck per Section 3 - Permitted Obstructions.
3. **ZBA APPLICATION #020-24 - ROBERT L. GROCE & MAYRA M. RIOS - 226 FIFTH STREET - Variance of Table II, Appendix B:** Applicant owns a two-story single-family dwelling with a garage and is proposing to construct a first-floor addition containing a mud room, laundry room, pantry and half bath and a second-floor addition containing a bedroom with bathroom and a family room with bathroom over the garage. Applicant is requesting: [***a***] a side yard setback of 3.2 ft. in lieu of the 10 ft. required; and [***b***] a side yard setback for both sides of 19.6 ft. in lieu of the 20 ft. required.
4. **ZBA APPLICATION #021-24 - JOHN SCAVELLI representing GREGORY LIVESAY - 16 GLENDALE CIRCLE - Variance of Table II, Appendix B:** Applicant owns a single-family dwelling with a driveway, walkway, patio and deck and is proposing to construct an 86 sq. ft. second floor addition. Applicant is requesting: [***a***] a rear yard setback of 27.7 ft. in lieu of the 30 ft. required; and [***b***] a rear yard setback for the rear deck of 21.4 ft. in lieu of the 24 ft. required.
5. **ZBA APPLICATION #022-24 - DANIEL J. MORRIS - 442 PEPPER RIDGE ROAD - Variance of Table II, Appendix B:** Applicant owns a single-family dwelling with an attached garage and is proposing to demolish the existing garage and construct a new two-car garage with living space above. Applicant is requesting: [***a***] a front street line setback of 24 ft. in lieu of the 40 ft. required; and [***b***] a front street center setback of 48.9 ft. in lieu of the 65 ft. required.

Next regularly scheduled Planning Board meetings are:

- May 21, 2024 (Regular Meeting & Public Hearing)
- June 11, 2024 (Regular Meeting)
- June 25, 2024 (Regular Meeting)
- Summer Hiatus - No Meetings in July

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