

**Legal Notice  
Zoning Board - City of Stamford**

**Application 221-29** – Notice is hereby given that the Zoning Board of the City of Stamford, CT at its meeting held on February 7, 2022 APPROVED AS MODIFIED the application of South End Pacific LLC (Contract Purchaser) for a Coastal Site Plan Review, Site & Architectural Plans and/or Requested Uses, Special Permit, additions to the Stamford Cultural Resources Inventory and administrative approvals for the redevelopment that will include (a) preserving and repurposing the historic firehouse at 670 Pacific Street with a mix of retail, commercial and/or residential uses; (b) preserving and maintaining the existing 2 family home at 171 Henry Street; (c) preserving and maintaining the existing Tabernacle of Grace Church at 648 Pacific Street; and (d) creating a new multi-family residential building with retail, covered parking and 61 new apartments at 0, 686 & 690 Pacific Street. Special Permit approvals facilitate the preservation of historic buildings (and associated Floor Area, Setback, Building Height and Light & Air standard bonuses), the provision of Below Market Rate units, the appropriate location of child play areas, and the location of curb cuts. Administrative approvals include the approval of a Zoning Lot comprising of the subject properties, the addition of the 3 historic buildings to the Cultural Resources Inventory, modified sidewalks and a fee in lieu payment for street trees. The subject properties are located in the Village Commercial District (the “VC Zone”) and the Multiple Family Residence Design District (the “RMF Zone”) and are further described as:

Block#: 87

Area: 41,331 ± SF

All those parcels of land commonly known as 648 Pacific Street (Assessor’s Card #002-6704), 670 Pacific Street (Assessor’s Card #002-6068), 686 Pacific Street (Assessor’s Card #002-3371), 690 Pacific Street (Assessor’s Card #002-4598), 0 Pacific Street (Assessor’s Card #002-4597) and 171 Henry Street (Assessor’s Card #002-2705) located in the City of Stamford, generally described as follows:

Beginning at a point at the intersection of the southerly side of Henry Street and easterly side of Pacific Street property is generally bounded as follows:

Northerly: 184’± by the southerly side of Henry Street;  
Easterly: 170’± by land n/f of Robert Snell, SR & Nancy A. Snell;  
Southerly: 78’± by land n/f of Carmelo Balbi and May (Lu) Ruffin ET AL, east in part;  
Easterly: 102’± by said land n/f of Carmelo Balbi;

Effective date of this decision: February 23, 2022

ATTEST: DAVID STEIN

CHAIRMAN, ZONING BOARD  
CITY OF STAMFORD, CT

Dated at the City of Stamford, CT, this 11<sup>th</sup> day of February 2022