

AGENDA
(REVISED FEBRUARY 5, 2018)
STAMFORD PLANNING BOARD
REGULAR MEETING
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, FEBRUARY 6, 2018
6:30 P.M

ZONING BOARD REFERRALS:

ZB APPLICATION #217-01 - HIGH RIDGE REAL ESTATE OWNER, LLC - 0 TURN OF RIVER ROAD c/o AGENT, LISA FEINBERG OF CARMODY TORRANCE SANDAK & HENNESSEY-Text Change (Continued from August 8, 2017): Applicant is seeking to amend Section 9 BBB C-D Designed Commercial District by proposing a new subsection for “Adaptive Reuse and/or Redevelopment” following Special Exception approval in conformance with the specific standards and conditions of Section 19.3.2 of the Zoning Regulations. A “Gymnasium or Physical Culture Establishment” has been proposed as a principal Special Exception use within the C-D zone and detailed standards related to same have been provided.

REQUEST FOR AUTHORIZATION

SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUEST:

CITYWIDE MANHOLE & BASIN REPAIR - PROJECT #C56129: The City's road network contains more than 12,000 manholes and basins. These structures require periodic reconstruction and adjustment at an average cost between \$3,000.00 and \$6,000.00 per basin. This work is critical to protect the safety of the public and to maintain the City's investment in the infrastructure.

CAPITAL BUDGET:

Capital Budget discussions on any changes, additions or deductions to prepare the budget for submission to the Mayor.

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #001-18 - JEFFREY & ELIZABETH HOLM - 1333 ROCK RIMMON ROAD - Variance of Table III, Appendix B:** Applicant owns a single family residence with a garage and would like to open up the existing front porch and add approximately 700 sq. ft. of new building. Applicant is requesting: [1] street line of 32.5 ft. in lieu of the 60 ft. minimum allowed; [2] street centerline of 57.5 ft. in lieu of the 85 ft. minimum allowed; [3] side yard setback of 14 ft. in lieu of the 35 ft. minimum allowed; and [4] combined side yard of 53 ft. in lieu of the 70 ft. minimum allowed.

2. **ZBA APPLICATION #002-18 - BELINDA DING - 14 ALGONQUIN AVENUE - Variance of Table III, Appendix B:** Applicant owns a single family residence with fence and walls [as shown on survey] and would like to renovate the existing one-story non-conforming residence into a 2½ story single family residence overlapping the existing footprint. Applicant is requesting: [1] a front street line of 5.3 ft. (currently existing) in lieu of the 25 ft. required; [2] a front street center setback of 30.3 ft. (currently existing) in lieu of 50 ft. required; and [3] lot coverage of 26.6% (currently existing) in lieu of 25% allowed.

3. **ZBA APPLICATION #003-18 - MARIA & BOGDAN SARZYNSKI - 97 PERSHING AVENUE - Variance of Table III, Appendix B:** Applicant owns a 1½ story single family residence with three (3) bedrooms and two (2) bathrooms. Applicant would like to construct a second story addition over existing footprint adding a master bedroom and bathroom and also adding a front porch. Applicant is requesting: [1] a front yard setback of 24.8 ft. to the front porch in lieu of the 40 ft. required; [2] a street center line setback of 49.8 ft. to the front porch in lieu of the 65 ft. required; [3] a front yard setback of 33.1 ft. to the garage addition in lieu of the 40 ft. required; [4] a street centerline of 58.1 ft. to the garage addition in lieu of the 65 ft. required; and [5] a side yard setback of 8.8 ft. in lieu of the 10 ft. required.

PLANNING BOARD MEETING MINUTES:

01/23/18

OLD BUSINESS:

ZB APPLICATION #217-17 - Text Change Article V & Section 19-3.2.e: As the applicant is incorporating the Planning Board's comments from the previous proposed Text Change, the applicant requested moving this Text Change application to the February 20, 2018 meeting in order to make the necessary revisions.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

February 20, 2018

March 6, 2018