

**AGENDA**  
**STAMFORD PLANNING BOARD**  
**CONTINUATION OF NOVEMBER 27, 2018 REGULAR MEETING**  
**GOVERNMENT CENTER - 6TH FLOOR SAFETY TRAINING ROOM**  
**888 WASHINGTON BLVD., STAMFORD, CT**  
**WEDNESDAY, NOVEMBER 28, 2018**  
**5:00 p.m.**

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**ZONING BOARD REFERRALS:**

1. **ZB APPLICATION #218-56 - STAMFORD ZONING BOARD - 888 WASHINGTON BLVD. - Map Change (TABLED from November 13, 2018 & November 27, 2018)**: The Stamford Zoning Board has filed an application to amend the City of Stamford Zoning Map. The proposal would change three properties on Victory Street, including 63 Victory Street and two (2) properties listed at 0 Victory Street currently located in the R-6 Zone, to the NX-D Zoning District.

**ZONING BOARD OF APPEALS REFERRALS:**

1. **ZBA APPLICATION #049-18 - DIAMOND MOTORS & TIRES, LLC - 78 MAGEE AVENUE - Motor Vehicle**: Applicant operates an automobile repair shop in a one-story building on the property. Applicant is seeking certification of location approval in accordance with §19(1.3)(b) to lease part of the existing automobile repair shop to another automobile repair business.
2. **ZBA APPLICATION #050-18 - RDS ENTERPRISES VII, LP - 420 FAIRFIELD AVENUE - Motor Vehicle**: The property currently has industrial structures which are home to a wood-working shop, a car storage area, a car repair shop and a church. The space the applicant seeks to occupy is presently vacant and was most recently occupied by an auto parts retail and repair shop. The applicant seeks to operate an Automobile Sales Agency within a ±5,871 sq. ft. portion of the structure fronting on Fairfield Avenue. The Sales Agency will be for a Lamborghini dealership and will include a small vehicle display area, two (2) service bays, a parts storage area [only accessible to Sales Agency employees] and a small office space for employee use. The applicant plans to utilize the premises on a limited basis for approximately twelve (12) months, specifically to take delivery of vehicles already sold to customers in Connecticut, and prepare said vehicles for delivery. Over the course of the aforementioned twelve (12) month period, the applicant anticipates taking delivery of not more than six (6) to eight (8) vehicles. The applicant anticipates a maximum of two (2) employees working in the Sales Agency.
3. **ZBA APPLICATION #052-18 - CAROLYN MUESSLE - 202 JUNE ROAD - Variance of Section 6A (Accessory Buildings)**: Applicant owns a two-story residence with a two-car detached garage, wood shed and a pool. Applicant would like to install a 22kw generator (48.5 in. wide x 30 in. tall x 26 in. deep) using the existing propane tank to fuel. Applicant is requesting: [1] a variance to allow an accessory structure in the front yard; [2] to allow four (4) AC condensers and a 5 ft. x 11 ft. wood shed to remain in the front yard; [3] a front street setback of 38 ft. in lieu of 60 ft. and [4] street centerline setback of 65 ft. in lieu of 85 ft.
4. **ZBA APPLICATION #051-18 - LOUIS EVENO - 45 LEONARD STREET - Variance of Section 6A (Accessory Buildings)**: Applicant owns an existing 2½ story single-family residence with patio, pool and the foundation only for a garage. Applicant is proposing to complete the construction of a one-car garage on the southwesterly portion of the parcel and is requesting: [1] a side yard setback of .7 ft. in lieu of the 5 ft. required for a detached garage and [2] a side yard setback of 4.5 ft. in lieu of the 5 ft. required for an existing shed.
5. **ZBA APPLICATION #055-18 - RUSSELL DAVIS - 127 GUINEA ROAD - Variance of Table III, Appendix B:** Applicant owns a two-story single-family residence which consists of 4 bedrooms and 3 bathrooms. Applicant is proposing to construct a 17 ft. 4 in. x 23 ft. addition to the front of the dwelling. Applicant is requesting: [1] a front yard setback of 52.5 ft. in lieu of the 60 ft. required; [2] a street centerline setback of 76.5 ft. in lieu of the 85 ft. required and [3] a sideyard setback of 32.2ft in lieu of the 35 ft. required.

**PLANNING BOARD MEETING MINUTES:**

11/13/18

**OLD BUSINESS:**

**NEW BUSINESS:**

Next regularly scheduled Planning Board meetings are:

December 4, 2018 - Planning Board & Zoning Board Holiday Dinner

December 11, 2018 - Capital Budget Review