

**AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING**

Cafeteria - 4th Floor, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, FEBRUARY 11, 2014

7:00 PM

Regular Meeting

Request for Authorization:

Assignment of an Amendment to the Lease Agreement between the City of Stamford and Michael and Teresa Zohdi

Zoning Board Referral:

1. **ZB Appl. 213-35 Walter Wheeler Drive SPE, LLC, Text Change**, to amend Article III, Section 9 (J) (5) (a), to allow hotel use approved as part of a General Development Plan by the Zoning Board to be converted to, or replaced by, a residential use, provided that the number and square footage of residential units does not exceed the number and square footage of hotel rooms previously approved pursuant to the General Development Plan.
2. **ZB Appl. 213-36 Walter Wheeler Drive SPE, LLC and The Strand/BRC Group, LLC, Block S3 and C8, One Harbor Point Road**, requests approval to relocate 105 units from Block C8 to Block S3 and convert Block S3 from a hotel/residential use to all residential and restaurant use including 240 residential units with architectural modifications and associated infrastructure improvements in an SRD-S district in Harbor Point.
3. **ZB Appl. 213-47 TR Eastview, LLC, 545-573 Bedford Street, Special Exception, General Development Plan and Final Site & Architectural Plans**, to construct a six story residential infill building with 82 residential apartments, amenities and below-grade parking on approximately 0.630 acres at 545 and 573 Bedford Street in Block No. 223 in a proposed MX-D zone. Requesting a Special Exception to allow one (1) parking space per unit and 1.25 spaces for 3 bedroom units and shared vehicle parking totaling 82 parking spaces.
4. **ZB Appl. 213-41, Richard W. Redniss, Text Change**, to amend Appendix B, Table IV and Footnote #9 to allow a height of five (5) stories and 65 feet rear setback of ten (10) feet and parking to conform to Section 12 except that spaces shall not be less than five (5) feet from a front property line provided the abutting street is not less than 50 feet in width and spaces are adequately screened in the C-I District (Intermediate Commercial District)
5. **ZB Appl. 213-42 Rippowam Corporation & Insprica and Charter Oak Communities, 992 Summer Street, Special Exceptions and Site & Architectural Plans**, requests approval of special exceptions for large scale development under Section 7.5 and apartment building for the elderly, non-profit and site and architectural review to construct 48 non-profit senior housing units with amenities, parking and associated site improvements on approximately 0.33 acres at 992 Summer Street in the C-I District.

Zoning Board of Appeals Referrals:

- a) **ZBA Appl. 007-14 Bon Air Avenue**, the applicant is requesting the following variances of Table III, Appendix B to build a second story addition over the existing foundation to build at 27.9 feet in lieu of the 30 feet required, and for allowing a 52.9 foot street center setback instead of the 55 feet required.
- b) **ZBA Appl. 8-14 389 Ocean Drive West**, the applicant is requesting the following variances of Table III, Appendix B for relief of the side yard setback requirement to provide 9.5 feet (8.05 feet to eave for roof) instead of the required 15 feet, and total side yard relief of 32.9 feet in lieu of the required 35 feet for the total side yard.
- c) **ZBA Appl. 009-14 264 Mill Road**, the applicant is requesting the following variances of Table III, Appendix B for relief of the side yard setback requirement to provide 10.5 feet instead of the required 15 feet for a second story addition, and total side yard relief of 12.9 feet in lieu of the required 15 feet to extend their existing deck.
- d) **ZBA Appl. 010-14 34 Ledge Lane**, the applicant is requesting the following variances of Table III, Appendix B to obtain relief from the setback requirements for the frontage facing Ledge Terrace of 32.0 front street line in lieu of the 40.0 feet required, and 57.0 foot street center setback instead of the 55 feet required; for the frontage facing Ledge Lane of 21.7 front street line in lieu of the 40.0 feet required, and 46.7 foot street center setback instead of the 65 feet required; and to provide total side yard relief of 6.1 feet in lieu of the required 10 feet.

Planning Board Meeting Minutes:

- 1. Meeting of 1/7/14
- 2. Meeting of 1/14/14

Old Business

Capital Budget FY 2014/15 & Capital Plan 2016-2021 [Continued, if needed]

New Business