

STAMFORD PLANNING BOARD
APPROVED MINUTES - TUESDAY, MARCH 29, 2016
REGULAR MEETING - 4TH FLOOR CAFETERIA
GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Claire Fishman, Secretary; Jennifer Godzeno; Jay Tepper, Vice Chair and Michael Totilo. Alternate: William Levin. Present for staff was David W. Woods, Ph.D., AICP, Principal Planner. Other staff present: Tyler Theder, Regulatory Compliance & Administrative officer; Thomas Turk, Operations Supervisor Highway Department; Sgt. Robert Monck, Stamford Police Dept. and Chris Dellaselva, Assistant Corporate Counsel.

Ms. Dell, Chair, called the meeting to order at 6:30 p.m. and introduced the members of the Board. Ms. Dell introduced the first item.

REQUEST FOR AUTHORIZATION:

1. STAMFORD POLICE HARBOR UNIT SUBSTATION LICENSE AGREEMENT AND CONSENT TO LICENSE CITY OF STAMFORD AND VINEYARD VINES RETAIL, LLC -

The City of Stamford is proposing (1) License Agreement with Vineyard Vines Retail for office space that will be utilized as the Stamford Police Harbor Unit Substation; and (2) Consent to License Agreement with AG-GCS Shippan Landing Owner, LLC as “Prime Landlord” to lease approximately 330 sq. ft. on a non-exclusive basis. Chris Dellaselva made a brief presentation to the Board and answered questions with Sgt. Monck. After a brief discussion, Mr. Tepper recommend approval of these two license agreements and this is consistent with the 2015 Master Plan as well as with Connecticut General Statute Section 8-24, and the City Charter Section C6-30-13; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

- 2. ENVIRONMENTAL COMPLIANCE - PROJECT #CP0211:** The City of Stamford Stormwater Management Department is required to comply with NPDES Permit #CT0030279 (the Permit), issued by the State of Connecticut Department of Energy and Environmental Protection (DEEP) under the authority of the Clean Water Act, administered by the United States Environmental Protection Agency (EPA). On September 30, 2015 the EPA issued the City of Stamford an Administrative Order for Compliance with the Clean Water Act (the Order). The Order requires significant action on the part of the City, including screening and monitoring work occurring at nearly 700 stormwater discharge pipes located throughout the City. The Order also requires the City to conduct sampling and lab processing work and to commence field investigation protocols in an effort to locate and eliminate illicit discharges of sanitary water contained in the stormwater drainage piping. The capital funds will be used for compliance efforts required by the Permit and the Order and non-compliance will result in significant penalties and further legal action for the City. Mr. Tepper raised the question whether this supplemental request, as worded, should not be either short-term capital or an operating fund appropriation for this supplemental appropriation. After considerable discussion, Mr. Totilo described this request as similar to the Planning Board recommending funds to replace fire hydrants every year even though a single fire hydrant is less than \$50,000.00 and does not technically meet the requirement to be program specific. Dr. Woods recommended a compromise which was to recommend approval with the provision that James Fountain, Director of OPM, submit a supporting letter clarifying how this supplemental appropriation of \$200,000.00 is a long-term capital item. After considerable discussion, Mr. Totilo recommend approval of Project #CP0211 and this is consistent with the 2015 Master Plan as well as

with Connecticut General Statute Section 8-24 with the provision that James Fountain, Acting Director of OPM, write a supporting letter explaining how this supplemental appropriation of \$200,000.00 is a long-term capital item and is neither short-term nor operating capital, and the City Charter Section C6-30-13; Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

ZONING BOARD OF APPEALS REFERRALS:

The first six items (ZBA Application Nos. 017-16 through 023-16) relate to Oaklawn Avenue reconstruction and taking of right of way. The State DOT will negotiate fair market value with each of the home owners separate from the variance request; these variances are to clarify what the individual home owners can do with their property once the takings occur. Each of the applications will need a separate action by the Board; however, the variances requested are necessary to widen Oaklawn Avenue. These variances are consistent with the 2015 Master Plan Category 2 (Residential Low Density Single Family) as well as with Connecticut General Statute Section 8-24, and the City Charter Section C6-30-13.

1. **ZBA APPLICATION #017-16 - DAMIEN & RACHEL DRAKE - 167 OLD NORTH STAMFORD ROAD - Variance of Table III-Appendix B - Section 4(AA)(2.4):** Property is located in an R-20 Zone requiring a minimum lot size of 20,000 sq. ft. The property currently has 17,859 sq. ft. which will be further reduced to 17,005 sq. ft. as a result of the State's acquisition (854 sq. ft.) in connection with the reconstruction of Oaklawn Avenue. This variance is being requested in connection with Connecticut General Statute Section 48-24. This is for the acquisition of 854 sq. ft. for reconstruction of Oaklawn Avenue and the current lot is a legal non-conforming parcel of 17,859 sq. ft. in the R-20 Zone. After the right of way acquisition, the lot will be reduced to 17,005 sq. ft. After a brief discussion, Mr. Tepper recommend approval of ZBA APPLICATION #017-16 and this is consistent with the 2015 Master Plan as well as with Connecticut General Statute Section 8-24, and the City Charter Section C6-30-13; Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

2. **ZBA APPLICATION #018-16 - MICHAEL K. APOSTOLIDES ET AL - 322 OAKLAWN AVENUE - Variance of Table III-Appendix B - Section 4(AA)(2.4):** Property is located in an R-10 Zone requiring a minimum lot size of 10,000 sq. ft. The property currently has 10,018 sq. ft. which will be reduced to 9,276 sq. ft. as a result of the State's acquisition (742 sq. ft.) in connection with the reconstruction of Oaklawn Avenue. This variance is being requested in connection with Connecticut General Statute Section 48-24. This is for the acquisition of 742 sq. ft. for reconstruction of Oaklawn Avenue and the current lot is a legal conforming parcel of 10,018 sq. ft. in the R-10 Zone. After the right of way acquisition, the lot will be reduced to 9,276 sq. ft. resulting in a legal non-conforming lot. After a brief discussion, Mr. Totilo recommend approval of ZBA APPLICATION #018-16 and this is consistent with the 2015 Master Plan as well as with Connecticut General Statute Section 8-24, and the City Charter Section C6-30-13; Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

3. **ZBA APPLICATION #019-16 - MARCIA DAVIS - 326 OAKLAWN AVENUE - Variance of Table III-Appendix B - Section 4(AA)(2.4):** Property is located in an R-10 Zone requiring a minimum lot size of 10,000 sq. ft. The property currently has 10,018 sq. ft. which will be reduced to 9,379 sq. ft. as a result of the State's acquisition (639 sq. ft.) in connection with the reconstruction of Oaklawn Avenue. This variance is being requested in connection with Connecticut General Statute Section 48-24. This is for the acquisition of 639 sq. ft. for reconstruction of Oaklawn Avenue and the current lot is a legal conforming parcel of 10,018 sq. ft. in the R-10 Zone. After the right of way acquisition, the lot will be reduced to 9,379 sq. ft. resulting in a legal non-conforming lot. After a brief discussion, Ms. Godzeno recommend approval of ZBA APPLICATION #019-16 and this is consistent with the 2015 Master Plan as well as with Connecticut General Statute Section 8-24, and the City Charter Section C6-30-13; Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).
4. **ZBA APPLICATION #020-16 - VASYL SLIPYY & YURI SARAK - 8 NORTHWOODS ROAD - Variance of Table III-Appendix B - Section 4(AA)(2.4):** Property is located in an R-20 Zone requiring a minimum lot size of 20,000 sq. ft. The property currently has 13,068 sq. ft. which will be further reduced to 11,273 sq. ft. as a result of the State's acquisition (1,795 sq. ft.) in connection with the reconstruction of Oaklawn Avenue. This variance is being requested in connection with Connecticut General Statute Section 48-24. This is for the acquisition of 1,795 sq. ft. for reconstruction of Oaklawn Avenue and the current lot is a legal non-conforming parcel of 13,068 sq. ft. in the R-20 Zone. After the right of way acquisition, the lot will be reduced to 11,273 sq. ft. After a brief discussion, Mr. Totilo recommend approval of ZBA APPLICATION #020-16 and this is consistent with the 2015 Master Plan as well as with Connecticut General Statute Section 8-24, and the City Charter Section C6-30-13; Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).
5. **ZBA APPLICATION #021-16 - HECTOR VELASQUES & RAQUEL CUEVAS - 363 OAKLAWN AVENUE - Variance of Table III-Appendix B - Section 4(AA)(2.4):** Property is located in an R-75 Zone requiring a minimum lot size of 7,500 sq. ft. The property currently has 6,098 sq. ft. which will be reduced to 6,058 sq. ft. as a result of the State's acquisition (40 sq. ft.) in connection with the reconstruction of Oaklawn Avenue. This variance is being requested in connection with Connecticut General Statute Section 48-24. This is for the acquisition of 40 sq. ft. for reconstruction of Oaklawn Avenue and the current lot is a legal non-conforming parcel of 6,098 sq. ft. in the R-7½ Zone. After the right of way acquisition, the lot will be reduced to 6,058 sq. ft. resulting in a legal non-conforming lot. After a brief discussion, Ms. Godzeno recommend approval of ZBA APPLICATION #021-16 and this is consistent with the 2015 Master Plan as well as with Connecticut General Statute Section 8-24, and the City Charter Section C6-30-13; Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).
6. **ZBA APPLICATION #022-16 - RICHARD G. & JOANNE L. KULIS - 7 CANTWELL AVENUE - Variance of Table III-Appendix B - Section 4(AA)(2.4):** Property is located in an R-75 Zone requiring a minimum lot size of 7,500 sq. ft. The property currently has 7,405 sq. ft. which will be reduced to 5,612 sq. ft. as a result of the State's acquisition (1,793 sq. ft.) in connection with the reconstruction of Oaklawn Avenue. This variance is being requested in connection with Connecticut General Statute Section 48-24. This is for the acquisition of 1,793 sq. ft. for reconstruction of Oaklawn Avenue and the current lot is a legal non-conforming parcel of 7,405 sq. ft. in the R-7½ Zone. After the right of way acquisition, the lot will be reduced to 5,612 sq. ft. resulting in a legal non-conforming lot. Mr. Richard Kulis requested to speak on this item and the Board granted his request. Mr. Kulis explained to the Board that he was working with the State DOT pointing out the economic hardship that close to a 25% decrease in his already legal non-conforming lot would inflict difficulties on his family and he is requesting that the State take all his

property as best addresses the unsafe traffic issues of Oaklawn Avenue and Cantwell Avenue, which is his lot. He emphasized that he and his spouse strongly support this project as important to the safety of the whole neighborhood. Mr. Tepper thanked Mr. Kulis for how he presented his case and recommends in the letter to the ZBA that the Planning Board state the ZBA should recommend approval but also recognize that Mr. Kulis' family will bear an undue economic burden if the State only takes the amount of land identified. After a brief discussion, Ms. Fishman recommend approval of ZBA APPLICATION #022-16 and this is consistent with the 2015 Master Plan as well as with Connecticut General Statute Section 8-24 and the City Charter Section C6-30-13 and including Mr. Tepper's recommendation above; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

7. **ZBA APPLICATION #023-16 - GUY R. & WINIFRID B. FRANCOIS - 316 OAKLAWN AVENUE - Variance of Table III-Appendix B - Section 4(AA)(2.4):** Property is located in an R-10 Zone requiring a minimum lot size of 10,000 sq. ft. The property currently has 10,018 sq. ft. which will be reduced to 9,751 sq. ft. as a result of the State's acquisition (447 sq. ft.) in connection with the reconstruction of Oaklawn Avenue. This variance is being requested in connection with Connecticut General Statute Section 48-24. This is for the acquisition of 447 sq. ft. for reconstruction of Oaklawn Avenue and the current lot is a legal conforming lot of 10,018 sq. ft. in the R-10 Zone. After the right of way acquisition, the lot will be reduced to 9,571 sq. ft. resulting in a legal non-conforming lot. After a brief discussion, Mr. Totilo recommend approval of ZBA APPLICATION #023-16 and this is consistent with the 2015 Master Plan as well as with Connecticut General Statute Section 8-24, and the City Charter Section C6-30-13; Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).
8. **ZBA APPLICATION #024-16 - GINA K. DODGE - 103 WESTOVER AVENUE (a/k/a 700 RIVER ROAD, COS COB) - Variance of Table III, Appendix B:** Applicant is adding a family room and extending the kitchen which is bisected by the Stamford/Greenwich border. Applicant is requesting: (1) 0 ft. side yard in lieu of the minimum 15 ft. allowed, and (2) a 9.8 ft. combined side yard in lieu of 35 ft. minimum allowed. Both requests are for the Stamford portion of the property only. This lot is bisected by Greenwich and Stamford municipal boundaries, which placed the side yard to 0 ft. requested in lieu of 15 ft. required and 9.8 ft. combined side yard requested in lieu of 35 ft. minimum allowed for Stamford portion of property only. (The proposed addition on the Greenwich portion is subjected to Town of Greenwich approvals.) It is important to note that without this lot being separated into two municipal boundaries no variance would be necessary to build the family room, kitchen and a new deck. After a brief discussion, Ms. Godzeno recommend approval of ZBA APPLICATION #024-16 and this is consistent with the 2015 Master Plan Category 1 (Residential Very Low Density Single Family); Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).
9. **ZBA APPLICATION #025-16 - JOSEPH & ALISON MILLER - 5 CRESTHILL PLACE - Variance of Table III-Appendix B:** Applicant is upgrading the kitchen, master bedroom and garage. Requesting: (1) building coverage of 20% in lieu of 15% required; (2) front/centerline set back of 42.03 ft. in lieu of 65 ft. required; (3) front set back of 16.91 ft. in lieu of 40 ft. required; and (4) to exceed half-story with 56% of 2nd floor in lieu of 33% allowed. Maximum allowed is 635 sq. ft. (7 ft. 4 in.) at 7½ ft. above finished floor proposed plus existing 1,070 sq. ft. The applicant is requesting a variance of building coverage of 20% in lieu of 15% required; front/centerline setback of 42.03 ft. in lieu of 65 ft. required; front yard setback of 16.91 ft. in lieu of 40 ft. required; and half-story with 56% of 2nd floor in lieu of 33% allowed in an R-20 Zone. The applicant's hardship is that it is located on a corner lot requiring additional setback requirements because of two front yards. In addition, the applicant proposes to remove the existing driveway on Cresthill Place and relocate a new driveway and garage onto Sound Avenue. From a planning perspective, what is being requested is excessive for what is absolutely needed to expand their house. The proposed

kitchen addition is not the issue and is fine. However, relocating the garage and driveway from Cresthill Place, a relatively low volume traffic street, to the much busier street of Sound Avenue makes no transportation or planning sense. The Planning Board has an issue with the excessive height requested. The applicant should be able to build within the 33% allowed by code. After a brief discussion, Mr. Tepper recommend that the Zoning Board of Appeals **DENY** ZBA APPLICATION #025-16 and this is not consistent with the neighborhood or the 2015 Master Plan Category 2 (Residential Low Density Single Family); Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

10. **ZBA APPLICATION #026-16 - VINCENZO & MELISSA MALLOZZI - 72 GLENDALE DRIVE - Variance of Table III-Appendix B:** Applicant is requesting: (1) front yard setback of 8 ft. in lieu of 30 ft. from streetline required; and (2) 33 ft. from center of street in lieu of 55 ft. required. The applicant is requesting variance of front yard setback of 8 ft. in lieu of 30 ft. from the streetline and 33 ft. from center of street in lieu of 55 ft. required. The applicant's hardship appears to be that it is a corner lot requiring additional setback requirements because of two front yards. This is an R-7½ Zone. The applicant is proposing to close existing driveway on to Glendale Road and move that to Glendale Drive arguing that Glendale Drive has much less traffic than Glendale Road. After a brief discussion, Mr. Totilo recommend approval of ZBA APPLICATION #026-16 and this is consistent with the neighborhood of small lots and consistent with the 2015 MP Category 2 (Residential Low Density Single Family); Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).
11. **ZBA APPLICATION #027-16 - JOSEPH N. BERNADINO & NANCY JO SEATON - 8 OCEAN DRIVE WEST - Variance of Section 4(AA) 2.4(c) and Table III-Appendix B:** Applicant is requesting total building coverage of 16.83% in lieu of 15% required. The applicant is requesting a variance of total building coverage of 16.83% in lieu of 15% in an R-20 Zone. The applicant argues that "the size of the variance is insignificant and virtually unnoticeable and thus will have no adverse effect on the neighborhood." After a brief discussion, Mr. Totilo recommend approval of ZBA APPLICATION #027-16 and this is consistent with the 2015 Master Plan Category 2 (Residential Low Density Single Family); Mr. Tepper seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).
12. **ZBA APPLICATION #028-16 - CHURCH OF GOD OF STAMFORD - 724 PACIFIC STREET & 5 WOODLAND PLACE - Variance of Table III-Appendix B (Schedule of Requirements for Area, Height & Bulk of Buildings):** Applicant is requesting: (1) Building coverage of 39.92% in lieu of 30% allowed; (2) Front yard [at Woodland Place] of 8.8 ft. in lieu of 15 ft. required; (3) Section 10A - Expand a non-conforming use; and (4) Section 12-Parking, Article D(2) to allow an existing church to increase its seating by 20 seats without increasing available parking on site. The applicant is requesting variances and Special Exception to an addition on the existing residence that was built in 1917. In addition, the applicant proposes to remove the existing driveway on Pacific Street and replace it to the southeast corner off of Woodland Place. The applicant will also remove the existing pathway on the south side of the property and replace it with gardens and lawn on the north and south side. The church has currently only 2 parking spaces as well as an agreement with Inspirica for an additional 8 parking spaces. Although this amount of parking is clearly non-conforming, to conform with the number of parking spaces would require the church to acquire 3 lots to the east and demolish those houses, which would destroy the residential character of the neighborhood. Moving the existing driveway to the east actually makes the entrance egress and ingress on Woodland Place, which is safer for cars turning east onto Pacific Street. After a brief discussion, Mr. Tepper recommend approval of ZBA APPLICATION #028-16 and the proposed variances requested are in keeping with the character of the neighborhood as well as

consistent with the 2015 Master Plan Category 4 (Residential Medium Density Multifamily); Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

13. ZBA APPLICATION #029-16 - CLUB ROAD PARTNERS, LLC-14 WOODLEDGE ROAD - Variance of Table III-Appendix B: Applicant would like to install two (2) 30" x 30" air-conditioning units in the side yard and is requesting 3.2 ft. for the proposed units in lieu of the 6 ft. minimum required. The applicant is requesting a variance for the side yard setback for proposed air conditioning units at 3.2 ft. in lieu of 6 ft. required in an R-7½ Zone. The property is a corner lot with no rear yard and the applicant will screen the air conditioning units from surrounding properties. After a brief discussion, Mr. Totilo recommend approval of ZBA APPLICATION #029-16 and is consistent with neighborhood and with the 2015 Master Plan Category 2 (Residential Low Density Single Family); Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

14. ZBA APPLICATION #030-16 - ANGEL P. UCHUPAILLA - 8 OAK HILL STREET - Variance of Table III-Appendix B: Applicant is requesting: (1) a rear setback of 17 ft. in lieu of the 30 ft. required; and (2) Building coverage of 36.2% in lieu of the 30% required. The applicant is requesting variances for a rear yard setback of 17 ft. in lieu of 30 ft. required as well as building coverage of 36.2% in lieu of 30% required in a single family house built in 1950 in an R-5 Zone, in order to build an additional bedroom in the rear of the house. Even though the reason for the variance (we have a growing family) is not a legitimate hardship, the house being built in 1950 with no zoning regulations does pose a hardship. From a planning perspective, staff agrees with the reasoning of the applicant in that the proposed addition is occurring in the rear of the house and would not impact the look of the house from the front and is consistent with the neighborhood (we have not heard from the owner of 76 Schuyler Avenue whom is the most impacted by this proposed variance). After a brief discussion, Ms. Fishman recommend approval of ZBA APPLICATION #030-16 and is consistent with the 2015 Master Plan Category 3 (Residential Low Density Multifamily); Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

PLANNING BOARD MEETING MINUTES:

Meeting of 2/23/16: After a brief discussion, Mr. Tepper moved to recommend approval of the Planning Board Minutes of February 23, 2016; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Tepper and Totilo; Ms. Godzeno was absent on 2/23/16).

OLD BUSINESS:

None.

NEW BUSINESS:

Ms. Dell discussed the upcoming Planning Board meetings. Next week the Planning Board will receive another referral from the Zoning Board from BLT in answering the questions posed to BLT by the Zoning Board. Dr. Woods explained that since there is one minor new text amendment, the Planning Board needs to open the Public Comment on this application for a limited period of time. The Planning Board's recommendation is 2 hours at the most with Ms. Dell stating that we are inviting comments on new text amendment as well as any new information that the people who sent letters to speak want to introduce. However, if the speaker talks for too long or delves into issues heard at previous Public Meetings, she reserves the right to cut them off and call on the next speaker. Ms. Dell requested that the Board receive before the Public Meeting on April 19, 2016 the Planning Board's letters from the October 21, 2015 Public Meeting recommending denial of this proposal as submitted, a copy of the Zoning Board's list of requested changes and BLT's response to that list of changes. We have scheduled this meeting for April 19, 2016. This will be the only item on the agenda. The meeting scheduled for April 25, 2016 will only be held if required and the Board will deliberate on its referral at the May 3, 2016 meeting, which will consist mostly of this deliberation.

Ms. Dell announced that she has asked Jay Tepper, Vice Chair, to serve as the Planning Board's liaison for the Stamford Partnership and he has accepted. Ms. Dell explained to the Board that she will remain as the Planning Board liaison to the City's Economic Development Committee, which is a group of about 100 members created to help Thomas Madden, Director of Economic Development, to develop the City's new Economic Development Implementation Plan, which will be the benchmark for the City's economic development goals and objectives.

Next regularly scheduled Planning Board meetings are:

4/5/16 - CANCELLED

4/12/16 - Regular Meeting

4/19/16 - Boatyard Public Meeting

4/26/16 - If Necessary

5/3/16 - Boatyard Referral/Decision

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 8:00 p.m.

Respectfully Submitted,

Claire Fishman, Secretary
Stamford Planning Board

NOTE: These proceedings were recorded on video and audio tape and are available for review in the Land Use Bureau located on the 7th Floor of the Government Center, 888 Washington Boulevard, during regular business hours.