



INSTR # 2021019445
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LYDA RUIJTER
CITY & TOWN CLERK STAMFORD CT
BLOCK ----

ZONING BOARD CERTIFICATE

I, David Stein, Chairman of the ZONING BOARD of the CITY OF STAMFORD, in compliance with Special Act No 619 of the 1953 General Assembly hereby certify that on May 24, 2021, June 21, 2021 and July 12, 2021 Public Hearings were held by the ZONING BOARD on:

Application 221-14 – Richard W. Redniss (22-1st Corp), Stamford, CT – Text Change

To Amend Appendix B Table IV to change column heading ‘Floor Area’ to ‘Non-Residential Floor Area’, amend minimum yard dimensions as they relate to the C-G district and amend Footnote 2 regarding front setback to allow continuity in street wall.

And that the following is a statement of its findings: UNANIMOUSLY APPROVED AS MODIFIED at its regular meeting held on July 26, 2021, and the regulations will now read as follows:

1. AMEND the column heading “Floor Area Ratio” to read “Non-Residential Floor Area Ratio”
2. AMEND Minimum Yard Dimensions (Front, Side, and Rear) relating to the C-G Zone to replace the current requirement with the following standards:

Front: “10 feet from the Curb Line (15 feet from the Curb Line on Ground Floor Retail Streets)”

Side and Rear: “None required within 70 feet of a Curb Line; if provided at least 15 feet; Beyond 70 feet of a Curb Line: 15 feet from any Property Line. The Zoning Board may, by Special Permit, reduce the setback requirement for the ground floor only (or up to a height of 20 feet above the finished grade, whichever is less) if it finds that (i) the ground floor is used for non-residential uses only (including residential amenity space or lobbies) and (ii) the reduction of the setback does not create a non-compliance for abutting properties with regard to Light and Air.”

(Quoted language is to be inserted in the existing Table IV.)

3. Amend Footnote 2 to read:

~~Deleted (217-12)~~ To ensure proper alignment with existing adjacent Buildings and Structures, the Front Setback may be modified to promote a generally consistent Street Wall; however, the Front Setback shall not be less than ten (10) feet from the Curb Line.

Effective date of this decision: August 10, 2021.

DAVID STEIN, CHAIRMAN


ZONING BOARD, CITY OF STAMFORD, CT

Dated at the City of Stamford, CT., this 8th day of September, 2021.