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PUBLICATION: THE ADVOCATE – ONE INSERTION – THURS., MARCH 28, 2024

**LEGAL NOTICE
ZONING BOARD – CITY OF STAMFORD**

APPL. 223-39 – Notice is hereby given that the Zoning Board of the City of Stamford, CT at its regular meeting held on Monday, March 25, 2024, APPROVED AS MODIFIED the application of KCI Summer, LLC, to amend Section 7.3 of the Zoning Regulations of the City of Stamford (the “Zoning Regulations”) as follows:

TO AMEND 7.3.C.3, and 7.3.C.4 to read as follows:

7.3.C.3. Parking Standards

Parking for *Historic Structures* to be preserved shall be subject to approval by the Zoning Board based on the proposed use, the available information, and a determination that the proposed plan provides for adequate parking in the vicinity and that no adverse impact will be created. Notwithstanding the other applicable parking standards of these Regulations, the Zoning Board, in its sole discretion, may approve the following minimum parking standards:

- a. (no change proposed).
- b. (no change proposed).
- c. For Historic Buildings and Sites which are on the Cultural Resources Inventory, the Zoning Board may reduce or waive the development standards of Table 12.5 (Minimum Distances of Parking Areas from Lot Lines and Buildings) in order to facilitate the provision of on-site parking. Reduction or waiver in setback from internal lot lines shall be limited to no more than 50% of the length of such lot line. Where reduction in setback is granted, Parking Areas shall be screened from adjoining properties through a privacy fence such as a solid vinyl fence.

7.3.C.4. Development Standards

Historic Structures or *Sites* or lots where *Historic Structures* or *Sites* are located must meet the requirements for the underlying Zoning District. The Zoning Board may modify the development standards as follows:

- a. **Density** (no changes proposed)
- b. **Setbacks**
 - 1) Rear and Side Yard setbacks may be reduced by up to fifty percent (50%) of the required setbacks, but to no less than the Light and Air requirement, as set forth in Subsection 7.3.C.4.e below. Front yard setbacks may be reduced by up to the setback of existing adjacent *Historic Buildings*.
 - 2) A Corner Lot where Historic Structures or Sites are located, which are on the Cultural Resources Inventory, shall comply with the Front Yard setback standard on all Streets, but may reduce the setback on one (1) frontage to no less than 5’ in the C-B or C-L zoning district, and shall comply with the Side Yard setback standard (as may be modified by b.1 of this subsection) for all other yards. There shall be no Rear Yard requirement.
- c. **Height** (no changes proposed)

- d.** Building Area (no changes proposed)
- e.** Light and Air (no changes proposed)
- f.** Minimum Size of Plot (no changes proposed)
- g.** Lot Coverage and Impervious Surface (no changes proposed)
- h.** Usable Open Space – At least the required amount of Usable Open Space shall be provided per Dwelling Unit. Provided; however, the minimum dimensions of required Usable Open Space may be modified to no less than fifteen (15) feet on each side when the Zoning Board finds the modification supports preservation of a Historic Structure or Historic Site which is on the Cultural Resources Inventory.

Effective date of this decision: April 10, 2024

ATTEST: DAVID STEIN
 CHAIR, ZONING BOARD
 CITY OF STAMFORD, CT

Dated at the City of Stamford, CT
This 28th day of March 2024.