

FOR PUBLICATION: THE ADVOCATE -1 INSERTION: SAT., AUGUST 3, 2024

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

APPLICATION 224-26 Notice is hereby given that the Zoning Board of the City of Stamford, CT at its meeting held on Monday July 29, 2024, **APPROVED AS MODIFIED**, the application of Richard Redniss (22-1st Corp.) to modify the City of Stamford Zoning Regulations by amending Appendix A Table I and Appendix B as further described below:

AMEND Appendix A, Table I, Land Use Schedule, as by appending a new footnote 7 to the following uses:

Art Gallery; Art or Antique Shop; Bed & Breakfast; Book Store; Camera Shop; Clothing Store; Confectionery Store; Custom Tailor, Dressmaker, Milliner; Dry Goods, Notions Store; Florist Shop; Gift Shop; Hotel; Hotel, Boutique; Hotel, Extended Stay; Inn; Jewelry Store, Retail and/or Repairs; Motel; Museum, Non-Profit; Music Store; Newsstand, Variety Store; Pet Stores; Including Food & Accessories; Photographic Studio; Shoe Stores; Sporting Goods Store, Retail; Stationery Store; Tailor Shop; Textile Goods, Retail; and Theatre.

Footnote 7 to read as follows:

For properties located north of North Street and within the C-G District, Special Permit approval from the Zoning Board shall be required when said individual Use exceeds 10,000 square feet of Floor Area.

AMEND Appendix B, Table III, SCHEDULE OF REQUIREMENTS FOR AREA, HEIGHT AND BULK OF BUILDINGS by creating separate standards for “C-G (North of North Street)”, and “C-G (South of North Street)”.

AMEND Appendix B, Footnote 4 by splitting the language into two parts (4a and 4b) to maintain a Below Market Rate housing requirement in all zones where multifamily housing is permitted, restrict the application of building height and bulk premiums to the “C-G (South of North Street)”, and remove redundant language already contained elsewhere in the Regulations.

AMEND Appendix B, Table III, SCHEDULE OF REQUIREMENTS FOR AREA, HEIGHT AND BULK OF BUILDINGS by assigning new Footnotes 4a and 25 to apply to the new “C-G (North of North Street)”, and Footnotes 4a and 4b accordingly to other Commercial zones where Footnote 4 previously applied.

AMEND Appendix B, by adding new Footnote 25 to read as follows:

25. C-G (North of North Street) shall only be permitted when located in Master Plan Category 9 Urban Mixed Use. When adaptively reusing at least 60% of the *Floor Area* of an existing *Building* which results in a *Substantial Renovation*, the Zoning Board may allow through *Special Permit* one (1) additional *Story* not to exceed fifteen feet (15') provided that any such addition is set back not less than ten (10) feet from each face of the existing *Building* that fronts on a public *Street*.

AMEND Appendix B, Footnote 13 by appending a new footnote to read as follows:

**** *Premium FAR* and *Premium Height* do not apply to C-G zoned properties north of North Street.

Effective date of this Decision: August 15, 2024.

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

Dated at the City of Stamford this 3rd day of August 2024