

MAYOR  
**Caroline Simmons**



**CITY OF STAMFORD  
ZONING BOARD  
LAND USE BUREAU  
888 WASHINGTON BOULEVARD  
STAMFORD, CT 06904 -2152**

DIRECTOR OF OPERATIONS  
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Land Use Bureau Chief  
**Ralph Blessing**

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**RECEIVED**

**JUN 28 2024**

**PLANNING BOARD**

June 28, 2024

Ms. Theresa Dell, Chair, Planning Board  
Land Use Bureau, City of Stamford  
888 Washington Blvd.  
Stamford, CT 06904

**RE: Application 224-29- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change, -** The purpose of this text change is to address public concerns about the Purpose Section (Section 1.A.) of the City of Stamford Regulations.

Dear Ms. Dell:

In accordance with Section C6-40-10 of the Charter of the City of Stamford, the above captioned Application for a Text Amendment is hereby referred to the Planning Board of the City of Stamford for its advisory report.

A public hearing has not yet been scheduled. Referral comments should be filed with the Zoning Board Office by **August 1, 2024**.

If you have any questions, please feel free to contact me at (203) 977-4716.

Sincerely,

A handwritten signature in blue ink that reads "Vineeta Mathur". The signature is written in a cursive style and includes a circular flourish at the end.

Vineeta Mathur  
Principal Planner



**APPLICATION FOR TEXT CHANGE OF THE STAMFORD ZONING REGULATIONS**

Complete, notarize, and forward **thirteen (13) hard copies and (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filing fee (**see Fee Schedule below**), payable to the City of Stamford.

**NOTE:** Cost of required Public Hearing advertisements are payable by the Applicant and performance of mailing of required property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

**Fee Schedule**

Minor Text Change	\$1,060.00
Major Text Change	\$5,060.00

APPLICANT NAME (S): CITY OF STAMFORD ZONING BOARD

APPLICANT ADDRESS: 888 WASHINGTON BOULEVARD, STAMFORD, CT 06901

APPLICANT PHONE 203-977-4711

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? NO

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): N/A

PROPOSED TEXT CHANGE: The purpose of the proposed text change is to address public concerns about the Purpose Section (Section 1.A.) of the City of Stamford Zoning Regulations.

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? NO (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).

DATED AT STAMFORD, CONNECTICUT, THIS 27<sup>th</sup> DAY OF June 2024

SIGNED: [Signature]

**NOTE:** Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT  
 COUNTY OF FAIRFIELD ss STAMFORD June 27, 2024

Personally appeared [Signature], signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

**MARY JUDGE**  
 Notary Public, State of Connecticut  
 My Commission Expires 9/30/2028

[Signature]  
 Notary Public - Commissioner of the Superior Court

**FOR OFFICE USE ONLY**

APPL. #: 224-29 Received in the office of the Zoning Board: Date: \_\_\_\_\_

By: \_\_\_\_\_

**NARRATIVE: Proposed Amendment of Section 1.A. Purpose of the City of Stamford  
Zoning Regulations**

6/26/2024

**1. Purpose**

The purpose of the proposed text change is to address public concerns about the Purpose Section (Section 1.A.) of the City of Stamford Zoning Regulations.

**2. Proposed Changes**

The following changes are proposed:

- a. Add the promotion of property values as a purpose of the Zoning Regulations;
- b. Reference Section 8-2 of the Connecticut State Statute;
- c. Add the prevention of “undue concentration of population” as a goal of the Zoning Regulations; and
- d. Add the adequate provision of open spaces as a goal of the Zoning Regulations.

6/27/2024

Existing language to be retained

~~Existing language to be deleted~~

New language to be added

Existing language to be moved

**AMEND Section 1.A. – Purpose – as follows:**

### **SECTION 1.A. PURPOSE**

1. The purpose of these Zoning Regulations is to promote ~~the health, safety and welfare of the general public~~ public health, safety, convenience and the stability of property values by encouraging the most appropriate use of land in accordance with the City's *Master* or *Comprehensive Plan*, the City's Charter, Section 8-2 of the Connecticut General Statutes and other relevant regulations.

2. The goals of these Regulations are to:

- a. regulate and limit (i) the height, number of *Stories* and size of *Buildings* and other *Structures*; (ii) the percentage of the area of the *Lot* that may be occupied; (iii) the size of *Yards*, *Courts* and other open spaces; (iv) the *Density* and prevent undue concentration of population; ~~and~~ (v) the location and Use of *Buildings*, *Structures* and land for trade, industry, residence or any other purposes; ~~promote excellence in urban design~~, and (vi) the height, size, location, brightness and illumination of advertising *Signs* and billboards;
- b. minimize and mitigate *Development* impacts;
- c. align zoning with the availability of adequate infrastructure;
- d. provide adequate open spaces and *Light and Air*;
- e. secure safety from fire, ~~panic~~, flood and other disasters and dangers including climate change;
- f. lessen congestion on *Streets* and support all modes of transportation;
- g. facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements;
- h. consider the impact of permitted land uses on contiguous municipalities and on the planning region;
- i. protect the City's historic, tribal, and cultural resources;
- j. protect and restore the City's environmental resources including open spaces and Long Island Sound;

- k. address significant disparities in housing needs;
- l. further equal access to educational, occupational and other opportunities;
- m. promote efficient review of proposals and applications;
- n. require or promote sustainable, resilient, and energy-efficient patterns of development and energy conservation; ~~and~~
- o. affirmatively further the purposes of the federal Fair Housing Act; and
- p. promote excellence in urban design.

3. 2. These Regulations are further authorized, promulgated and adopted under Special Act No. 312 of the General Assembly being the Stamford Charter consolidating the Town and City of Stamford, Connecticut, as amended by Special Act No. 440 adopted by the 1951 Session of the General Assembly, as further amended by Special Act 619 adopted by the 1953 Session of the General Assembly, and as further amended by Special Act No. 10 adopted by the 1955 Special Session of the General Assembly.