

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
LAND USE BUREAU - 7TH FLOOR, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, MAY 20, 2014
6:30 PM

Zoning Board of Appeals Referrals:

1. **ZBA Appl. 029-14 3 Ridgewood Avenue**, the applicant is requesting the following variances of Table III, Appendix B to build a second story addition over the existing foundation building coverage 43.6% coverage up from 42.0%, 25% maximum, allowed, 22.2 feet street line instead of 30 feet required, and for allowing a 47.2 foot street center setback instead of the 55 feet required.
2. **ZBA Appl. 030-14 48 Lakeview Drive**, the applicant is requesting a variance of Table III, Appendix B for relief of the minimum side yard setback from a proposed 4.6 feet instead of 10 feet required.
3. **ZBA Appl. 031-14 52 Congress Street**, the applicant is requesting the following variances of Table III, Appendix B for relief of the minimum side yard setback from a proposed 5.6 feet instead of 6 feet required to build a second story four inches on the side yard setback.
4. **ZBA Appl. 027 14 23 Kensington Road**, the applicant is requesting relief of the minimum side yard setback from a total of 31.6 feet instead of 35 feet required.
5. **ZBA Appl. 032-14 417 Shippan Avenue**, the applicant is requesting following variances to permit signage along the northerly side wall of the existing building: 1) a variance of Section 13, Paragraph I(2) to permit a 79.6 square foot sign along the total northerly building side instead of the 60 square feet permitted in the General Industrial District (M-G); and 2) a variance of Section 13, Paragraph F(2) to permit a 58 square foot sign along the Neighborhood Business District (C-N) portion of the northerly building side instead of the 30 square feet permitted.
6. **ZBA Appl. 021-14 23 Spruce Street**, the applicant is requesting a variance of Table III, Appendix B to build new five unit building in an Multiple Family Residence Design District (R-MF) zone by relaxing the minimum unit size of four units at 2,000 square feet and the fifth unit smaller at 1,186 square feet. The applicant has a lot of 9,186 square feet but need 10,000 square feet for five units without a variance.

Zoning Board Referral:

1. **ZB 214-05 RB Stamford Associates, LLC, Greyrock Place & Tresser – Parcel 38A & 38B, Special Exceptions, Site Plan and Architectural Plans.** The applicant is requesting special exceptions and site plans to construct an innovative mixed-use development (“Urban Ready Living”) with 672 residential units within 11 “blocks” with 5,090 square feet of ground floor retail, 571 parking spaces, landscaping and amenities on 4.3 acres in a CC-N zone. The Special Exceptions would permit large scale development, conversion of commercial floor area to residential development, 100% coverage and reduced setbacks, and reduced parking ratio of 1:1 through parking management strategies.

Request for Authorization:

1. Stamford Urban Renewal Commission

- a) The proposed amendment of the Southeast Quadrant Urban Renewal Plan
- b) The Fourth Amendment to the Land Disposition Agreement

Planning Board Meeting Minutes:

- 1. Meeting of 5/13/14

Old Business

New Business