

**THE ZONING BOARD WILL CONDUCT A
PUBLIC HEARING AND REGULAR MEETING ON
MONDAY, SEPTEMBER 29, 2014, AT 7:00 P.M.,
4th FLOOR, CAFETERIA, GOVERNMENT CENTER
BLDG, 888 WASHINGTON BLVD., STAMFORD, CT**

PUBLIC HEARING

1. **Application 214-12 – RICHARD W. REDNISS, Text Change**, proposed text changes to the DW-D District include increasing maximum ground coverage to 60%, increasing maximum offsite infrastructure bonus to .50 FAR, decreasing minimum side yard setback to zero or 4 feet, establishing lower parking standards, establishing a new standard for calculating BMR bonus density and increasing maximum density, preserving the view corridor up to 50%, specifying landscaping buffers and removing Alternate Standards (*continued from September 22, 2014*).
2. **Application 214-13 – BELPOINTE CAPITAL, LLC, Map Change**, Applicant proposes to change approximately 3.09 acres of property located at 112 Southfield Avenue, Block #25, from C-WD to DW-D which includes 0.09 acres of Southfield Avenue and a lot area measured to the U.S. Harbor (*continued from September 22, 2014*).
3. **Application 214-14 – BELPOINTE CAPITAL, LLC, General Development Plan and Special Exception Requests, 112 Southfield Avenue**, Applicant requests approval of a General Development Plan, Special Exceptions and Coastal Site Plan to construct a multi-family residential development consisting of 109 apartments (4 one-bedroom units and 105 two-bedroom units) with associated parking, amenities, landscaping, drainage and public access to the waterfront on approximately 3 acres in the DW-D district (*continued from September 22, 2014*).
4. **Application 214-15 – BELPOINTE CAPITAL, LLC, Final Site & Architectural Plans and Coastal Site Plans, 112 Southfield Avenue**, Applicant requests approval of Final Site and Architectural Plans and Coastal Site Plan Review to construct a multi-family residential development consisting of 109 apartments (4 one-bedroom units and 105 two-bedroom units) with associated parking, amenities, landscaping, drainage and public access to the waterfront on approximately 3 acres in the DW-D district (*continued from September 22, 2014*).
5. **Application 214-19 – RICHARD W. REDNISS, Text change**, to Amend Article III, Section 7-R, subparagraphs (f) and (g) to include language allowing an exemption from building coverage for one-story parking decks provided they are not more than 5' above the access street and to allow 5 story buildings and 65' for 7-R sites within the RM-F district (*continued from September 22, 2014*).
6. **Application 214-20 – THE HOUSING AUTHORITY OF THE CITY OF STAMFORD (d/b/a CHARTER OAK COMMUNITIES), Stillwater Avenue and Merrell Avenue, Special Exception and General Development Plans** requesting approval of Special Exceptions and General Development Plans to construct Phase I of onsite revitalization along Stillwater Avenue and Merrell Avenue. Construction of 78 apartments in a 5-story mixed use building with 21,000 s.f. of ground floor commercial space along with site improvements, BMR units, 181 parking spaces, landscaping and

amenities on 1.89 acres in R-5 and R-MF districts. Special exceptions include exemption from building coverage with 1-story parking decks and 5-story building and 65' height allowance for 7-R sites within the RM-F district (*continued from September 22, 2014*).

REGULAR MEETING

APPROVAL OF MINUTES:

Minutes for Approval: September 22, 2014

PENDING APPLICATIONS:

1. **CSPR-962 – PENSIERO, 9 Ralph Street**, restoration and repair damage caused by Storm Sandy (9/10/2012) including interior sheetrock, insulation and flooring and replacement of exterior backyard deck at 9 Ralph Street in an R-10 zone within the CAM boundary.
2. Application 214-12 – RICHARD W. REDNISS, Text Change
3. Application 214-13 – BELPOINTE CAPITAL, LLC, Map Change
4. Application 214-14 – BELPOINTE CAPITAL, LLC, General Development Plan and Special Exception Requests, 112 Southfield Avenue
5. Application 214-15 – BELPOINTE CAPITAL, LLC, Final Site & Architectural Plans and Coastal Site Plans, 112 Southfield Avenue,
6. Application 214-19 – RICHARD W. REDNISS, Text change,
7. Application 214-20 – THE HOUSING AUTHORITY OF THE CITY OF STAMFORD (d/b/a CHARTER OAK COMMUNITIES), Stillwater Avenue and Merrell Avenue, Special Exception and General Development Plans

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT