



**APPLICATION FOR SPECIAL EXCEPTION**

**DECEMBER**  
**APR 25 2016**  
**ZONING BOARD**

Complete, notarize, and forward twelve (12) copies to Clerk of the Zoning Board with a **\$500.00 Public Hearing Fee** and the required application filing fee (see **Fee Schedule below**), payable to the City of Stamford. **NOTE:** Cost of required advertisements are payable by the Applicant and performance of required mailing to surrounding property owners is the sole responsibility of the applicant.

**Fee Schedule**

|   |           |
|---|-----------|
| Commercial Projects under 20,000 s.f. or Residential Projects under 10 dwelling units.          | \$380.00  |
| Commercial Projects 20,000 s.f. to 50,000 s.f. or Residential Projects 10 to 50 dwelling units. | \$730.00  |
| Commercial Projects over 50,000 s.f. or Residential Projects over 50 dwelling units.            | \$1080.00 |

APPLICANT NAME (S): 484 Pacific Partner LLC  
 c/o Carmody Torrance Sandak & Hennessey LLP, 707 Summer Street,  
 APPLICANT ADDRESS: Stamford Connecticut 06901  
 APPLICANT PHONE #: c/o Carmody Torrance Sandak & Hennessey LLP 203-425-4200

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 484 Pacific Street

ADDRESS OF SUBJECT PROPERTY: 484 Pacific Street, Stamford, Connecticut

PRESENT ZONING DISTRICT: M-G

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: See Schedule A

REQUESTED SPECIAL EXCEPTION: (Attach written statement describing request)  
See Schedule C

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)  
See Schedule B

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:  

|  |                    |
|--|--------------------|
| <u>NAME &amp; ADDRESS</u>  | <u>LOCATION</u>    |
| 484 Pacific Partners LLC<br>75 Locust Ave, Suite 105<br>New Canaan, CT 06840 | 484 Pacific Street |

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 25 DAY OF April 20 16

SIGNED:

**NOTE:** If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) working days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT  
 ss STAMFORD April 25 20 16  
 COUNTY OF FAIRFIELD

Personally appeared William J. Hennessey, Jr., signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

Notary Public Commissioner of the Superior Court

**FOR OFFICE USE ONLY**

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

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



City of Stamford  
 Zoning Board - Land Use Bureau  
 Government Center · 888 Washington Boulevard · Stamford, CT 06904-2152  
 Phone: 203.977.4219 · Fax: 203.977.4100



**APPLICATION FOR APPROVAL OF SITE & ARCHITECTURAL PLANS AND / OR REQUESTED USES**

Complete, notarize, and forward twelve (12) copies to Clerk of the Zoning Board with a **\$500.00 Public Hearing Fee** and the required application filling 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 required mailing to surrounding property owners is the sole responsibility of the applicant.

**Fee Schedule**

|   |                  |
|---|------------------|
| Commercial Projects under 20,000 s.f. or Residential Projects under 10 dwelling units.          | <b>\$380.00</b>  |
| Commercial Projects 20,000 s.f. to 50,000 s.f. or Residential Projects 10 to 50 dwelling units. | <b>\$730.00</b>  |
| Commercial Projects over 50,000 s.f. or Residential Projects over 50 dwelling units.            | <b>\$1080.00</b> |

APPLICANT NAME (S): 484 Pacific Partners LLC  
 c/o Carmody Torrance Sandak & Hennessey LLP, 707 Summer Street,  
 APPLICANT ADDRESS: Stamford, Connecticut 06901  
 APPLICANT PHONE #: c/o Carmody Torrance Sandak & Hennessey LLP, 203-425-4200  
 IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes  
 LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 484 Pacific Street

ADDRESS OF SUBJECT PROPERTY: 484 Pacific Street, Stamford, Connecticut  
 PRESENT ZONING DISTRICT: M-G  
 TITLE OF SITE PLANS & ARCHITECTURAL PLANS: See Schedule A

REQUESTED USE: See Schedule C

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)  
See Schedule B

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:  

|   |                    |
|---|--------------------|
| <b>NAME &amp; ADDRESS</b>   | <b>LOCATION</b>    |
| 484 Pacific Partners LLC<br>75 Locust Ave<br>New Canaan, CT 06840 | 484 Pacific Street |

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 28 DAY OF April 20 16

SIGNED: [Signature]

**NOTE:** If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) working days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT  
 ss STAMFORD April 28, 20 16  
 COUNTY OF FAIRFIELD

Personally appeared William J. Hennessey, Jr., signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

[Signature]  
 Notary Public - Commissioner of the Superior Court

**FOR OFFICE USE ONLY**

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

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





DATED AT STAMFORD, CONNECTICUT, THIS 28 DAY OF April 20 16

SIGNED: \_\_\_\_\_

STATE OF CONNECTICUT  
 ss STAMFORD April 28 20 16  
 COUNTY OF FAIRFIELD

Personally appeared William J. Hennessy Jr., signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

*[Handwritten Signature]*

Notary Public Commissioner of the Superior Court

**FOR OFFICE USE ONLY**

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

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

Revised 01/4/10



Schedule A

484 Pacific Partners LLC (the “Applicant”) seeks Coastal Site Plan Review Approval related to a proposed development located at 484 Pacific Street, Stamford, Connecticut (the “Property”). The Applicant proposes to preserve and restore the existing historic building located on the Property as a mixed-use building housing office and retail tenants. Furthermore, the Applicant proposes constructing a 4-½ story, 4,670 square foot addition to the existing building. The addition will make the building safer, more functional and compliant with handicap and accessibility codes and regulations. The Property is located in Flood Zone “X” and therefore requires Coastal Site Plan Review Approval.

**1. What possible adverse of beneficial impacts may occur as a result of the project?**

There are no adverse impacts associated with the proposed project. Beneficial impacts include the development of the site consistent with the goals and requirements of the CAM Act.

**2. How is the proposal consistent with all applicable goals and policies of the CAM Act?**

The proposed project is consistent with the capability of the land and water resources on and adjacent to it and its use will not disrupt the natural environment or economic growth because it will be compliant with current flood regulations and FEMA guidelines. Furthermore, the proposed project will conform to all applicable municipal zoning regulations with respect to development within the CAM area. By conforming to these regulations, the proposed project seeks to minimize adverse impacts to the site and surrounding area.

**3. What measures are being taken to mitigate adverse impacts and eliminate inconsistencies with the CAM Act?**

The project will increase landscaped areas located on the Property. Additionally, stormwater pretreatment measures will be implemented which will improve water quality from the site. Finally, sediment and erosion controls will be employed to mitigate any short term impacts from construction.

