



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

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.

**Fee Schedule**

Major Text Change	\$730.00
Minor Text Change	\$380.00

APPLICANT NAME (S): Richard W. Redniss (22-1st Corp)

APPLICANT ADDRESS: 22 First Street, Stamford, CT 06905

APPLICANT PHONE #: (203) 327-0500

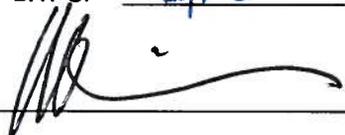
IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 22 First Street

PROPOSED TEXT CHANGE: See attached Text Change

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? yes (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 14<sup>th</sup> DAY OF april 20 16

SIGNED: 

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 april 14 20 16

Personally appeared Richard W Redniss, 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: \_\_\_\_\_ 

April 14, 2016

Norman Cole, Land Use Bureau Chief  
City of Stamford  
888 Washington Boulevard  
Stamford, CT 06901

**Re: RM-1 Text Change**

Dear Mr. Cole,

As discussed, enclosed please find an application and supportive materials for a Text Change amending Appendix B, Table III, Footnote #18 to also apply to Building Height and Side Yards in the RM-1 Zone. Proposed is an alternative to increased building coverage to accommodate garages. The additional half-story and up to ten (10) feet in building height is an appropriate tool for Site Planning. It will present opportunities for more green space and increased separation from neighbors. We are submitting this application for the benefit of the Congregation Agudath Sholom on Colonial Road.

Enclosed are architectural renderings that demonstrate this amended regulation. In addition to reduced coverage and increased setbacks, these type of units provide the market with elevator access flats to help meet the growing demand for the empty nest population.

In support of the Text Change application, enclosed please find:

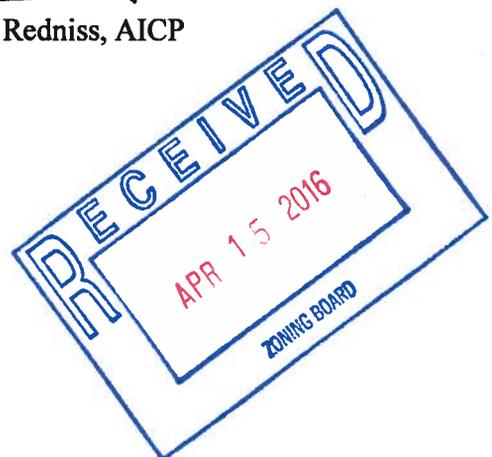
1. One (1) Check in the amount of \$880 for the Text Change Application (\$380) and Public Hearing (\$500) fees;
2. Twelve (12) copies of the Text Change Application;
3. Twelve (12) copies of the proposed Text Change;
4. Twelve (12) copies of the Demonstration Architecture.

Please feel free to contact us with any questions or comments. We look forward to continuing to work with you and the Planning & Zoning Boards on this matter.

Sincerely,

  
Richard W. Redniss, AICP

Enclosures  
CC: D. Woods, Principal Planner  
CAS Team



**Proposed Text Change**  
**RM-1**

1. ***TO AMEND Appendix B, Table III to reference Footnote #18 for Building Height and Side Yards as follows:***

	<b><u>Building Height</u></b>	<b><u>Side Yard</u></b>
RM-1	2½ <sup>(18)</sup>	10 <sup>(18)</sup>

2. ***TO AMEND Appendix B, Table III, Footnote #18 as follows:***

18 In the RM-1 District the maximum building area percentage may be increased to 27 percent if a one-car enclosed garage is provided for each unit or increased to 32 percent if a two-car enclosed garage is provided for each unit. These percentages of coverage apply to both an interior and a corner lot.

Alternatively, on lots of two (2) acres or more not using the extra building area, an additional half-story and up to an additional ten feet (10') in building height may be allowed to accommodate enclosed garages where the minimum setback of said building(s) from all side yards is increased an additional one foot (1') for each one foot (1') of height over thirty feet (30').



