

From: [Blessing, Ralph](#)
To: [Sherwood, Nina](#); [Bewkes, Bradley](#)
Cc: [Rosenson, Valerie](#)
Subject: Supplemental Material re: Petition to Appeal Zoning Board Approval 222-01 ("Clean-Up 3")
Date: Wednesday, May 4, 2022 9:29:17 AM
Attachments: [Zoning Regulations 2021-08-31 - Web Version.pdf](#)
[Comparison 2021-2022 ZR.pdf](#)
[ProposedZR April 2022.pdf](#)
[Clean Up 3 Presentation.pdf](#)
[Clean-Up 3 NARRATIVE 2022-01-11 Filed.docx](#)

Dear Co-Chairs Sherwood and Bewkes,

As requested at the last Land Use Committee meeting please find attached the following documents:

1. The currently valid City of Stamford Zoning Regulations (version of 2021-08-31)
2. The proposed Zoning Regulations with the changes contained in Zoning Board Application 222-01 (the subject of this appeal)
3. A comparison between the two versions. Please note that this comparison is not the authoritative version but an attempt to illustrate the text changes. As I mentioned during the last Committee meeting, because the Regulations were reorganized (requiring updates to cross-references), almost everything would show up as a change in a redline version. The attached comparison contains the changes to the text, but does not show the re-organization, i.e., text that was rearranged without being modified is not being shown. Also, references in text that was deleted may not match as the text changes were made before the re-organization. Sections where text was changed are highlighted in yellow.

You will notice that the petition refers to text changes on two pages out of a 399-page document (pages 10-3 and 10-4). As I have tried to explain in my April 4 memo to President Curtis, the petitioners misunderstand the significance of the proposed text change as it does not change the scope of the current regulations (i.e., it doesn't make any additional properties eligible for the regulations in Section 10.H.) nor its impacts on neighbors. You will also note that none of the density, height, setback requirements or uses permitted in any district have been proposed to be modified as part of this text change.

I believe that the easiest way to understand the changes made is to start with the narrative explaining and categorizing the proposed changes, which is also attached. I have also attached a presentation summarizing the proposed changes.

I'm happy to answer any additional questions you may have.

Best,

Ralph

Ralph Blessing

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