

MAYOR
CAROLINE SIMMONS



DIRECTOR OF OPERATIONS
MATTHEW QUIÑONES

LAND USE BUREAU CHIEF
RALPH BLESSING
(203) 977-4714

CITY OF STAMFORD
ZONING BOARD
LAND USE BUREAU
888 WASHINGTON BOULEVARD
P.O. Box 10152
STAMFORD, CT 06904-2152

RECEIVED

NOV 2 2022

November 2, 2022

Ms. Theresa Dell, Chair, Planning Board
Land Use Bureau, City of Stamford
888 Washington Blvd.
Stamford, CT 06904

PLANNING BOARD

RE: Application 222-35- Richard W. Redniss (22 1st Corp), c/o Redniss & Mead, 22 First Street, Stamford, CT – Text Change – Proposing to Amend Section 4.B.1e (RA-3, RA-2, RA-1 Single Family Districts, Very Low Density) and 4.B.2.d (R-20, R-10, R-7 ½ Single Family District, Low Density) regulations to allow front yard setbacks to be 50% of the requirement when new lots created by a subdivision are impacted by a FEMA Flood zone and/or inland wetlands.



Dear Ms. Dell:

In accordance with Section C6-40-10 of the Charter of the City of Stamford, the above captioned Application for a Text Amendment is hereby referred to the Planning Board of the City of Stamford for its advisory report.

A public hearing has not yet been scheduled. Referral comments should be filed with the Zoning Board Office by **December 7, 2022**.

If you have any questions, please feel free to contact me at (203) 977-4716.

Sincerely,


Vineeta Mathur
Principal Planner 

November 1, 2022

City of Stamford Zoning Board
c/o Ralph Blessing, Land Use Bureau Chief
888 Washington Boulevard
Stamford, CT 06901

Re: Text Change Application

Dear Mr. Blessing and Board Members,

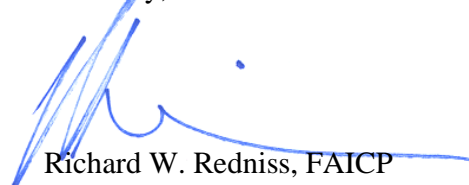
As discussed, enclosed please find an application and supportive materials for a Text Change to amend Section 4.B.1.e (RA-3, RA-2, RA-1 Single Family Districts, Very Low Density) and 4.B.2.d (R-20, R-10, R-7 1/2 Single Family Districts, Low Density) Regulations to allow front yard setbacks to be 50% of the requirement where new lots created by a subdivision are impacted by a FEMA Flood zone and/or inland wetlands. Details and Site Demonstrations are described further in the attached Project Narrative and reflected in the enclosed plans.

In support of the applications, enclosed please find:

1. A check in the amount of \$2,060 for:
 - Text Change Fee \$1,060
 - Public Hearing Fee: \$1,000
2. Text Change Application;
3. Text Change;
4. Qualitative Analysis; and
5. Site Demonstration Exhibits.

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 opportunity.

Sincerely,



Richard W. Redniss, FAICP

Enclosures

CC: V. Mathur, Associate Planner
Redevelopment Team



APPLICATION FOR TEXT CHANGE OF THE STAMFORD ZONING REGULATIONS

Complete, notarize, and forward **thirteen (13) hard copies and (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 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 mailing of required property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

Fee Schedule

Minor Text Change	\$1,060.00
Major Text Change	\$5,060.00

APPLICANT NAME (S): Richard W. Redniss (22-1st Corp)
 APPLICANT ADDRESS: c/o Redniss & Mead - 22 First Street - Stamford, CT 06905
 APPLICANT PHONE #: c/o 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: Please 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? 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 31 DAY OF October 20 22

SIGNED: [Signature]

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 October 31 20 22

Personally appeared Richard W. Redniss, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

DAVID PINTO
 Notary Public, State of Connecticut
 My Commission Expires Mar 31, 2026

[Signature]
 Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. #: 222-35 Received in the office of the Zoning Board: Date: _____
 By: _____

Proposed Changes to Zoning Regulations

Amend Section 4.B.1. (RA-3, RA-2, RA-1 Single Family Districts, Very Low Density) subsection "e" (Building Regulations) by adding new paragraph (4) to read as follows:

(4) On Lots created by subdivision exclusively accessed by private rights-of-way where the overall property is impacted by a FEMA flood zone, inland wetlands, steep slopes (incline of 15% or greater), or other natural features, the minimum Front Yard along such private rights-of-way shall be 50% of the requirement in paragraphs (1), (2), and (3) above.

Amend Section 4.B.2. (R-20, R-10, R-7 1/2 Single Family Districts, Low Density) subsection "d" (Building Regulations) by adding new paragraph (4) to read as follows:

(4) On Lots created by subdivision exclusively accessed by private rights-of-way where the overall property is impacted by a FEMA flood zone, inland wetlands, steep slopes (incline of 15% or greater), or other natural features, the minimum Front Yard along such private rights-of-way shall be 50% of the requirement in paragraphs (1), (2), and (3) above.

Amend Appendix B, Table III by adding Footnote (6) to the Front Street Line and Front Street Center requirements in all single-family zones (RA-3, RA-2, RA-1, R-20, R-10, and R-7 1/2)

Amend Appendix B, Footnote 6 to read as follows:

See Sections 4.B.1 and 4.B.2 for reduced Front Yard requirements along private roads in certain subdivisions.

November 1, 2022

Project Narrative Text Change to Amend Setbacks from Private Roads

Summary

Section 4.B.1.d and 4.B.2.d of the Zoning Regulations contain the height and bulk standards for the single-family zones. The proposed change will reduce the minimum front setback on properties meeting all of the following criteria:

- Lot frontage is along a private road/right-of-way.
- Lot(s) are established by (new) subdivision.
- Subdivided property is impacted by flood zones, inland wetlands, steep slopes or other natural features.
- Reduced front setback is limited to 50% of the otherwise applicable standard.

The reduced setback will allow homes to be sited further away from sensitive environmental areas. By siting homes closer to the front property lines, properties can maintain shorter driveway distances, less impervious coverage, and an overall lower impact on the environment. By limiting the reduced setback to private rights-of-way established as part of a subdivision, we can ensure a comprehensive neighborhood design, limited impacts to the aesthetics from public views, and the establishment of appropriate access and easements for any infrastructure that may be located in or along the right-of-way.

Conformance with Master Plan and Subdivision Regulation Objectives

The proposed changes promote several policies and objectives of the Master Plan, including:

- **NTW3.2:** Preserve and protect open space holdings and environmentally sensitive land.
- **NTW3.4:** Develop and implement land-use and subdivision tools aimed at preserving and protecting open space holdings and environmentally sensitive land by encouraging development to incorporate long-term protection of these sensitive areas; requiring development to be designed in context with these natural resources; and preventing clear-cutting and retaining matures trees to the extent feasible.
- **7.3 Environmental Protection, Resiliency and Infrastructure: Goals**
 - Protect natural areas
 - Protect coastal resources

The proposed changes support the purpose and objectives of the Subdivision Regulations, including:

- Control the layout of lots to protect the environment.
- Provide for protective control measures in areas subject to flooding.

- Secure the preservation of natural features of the landscape and the setting aside of open space for the recreational needs of future residents.

Mobility

The proposed changes should have no impact on mobility.

Housing

The proposed changes will improve housing by providing better flexibility of design. With a minimum of 50' right-of-way width and proposed roadway widths typically around 26' for residential streets, private streets will still maintain an additional $\pm 12'$ of "front yard" space (on both sides of the street) in addition to any required setbacks. Thus, properties will still enjoy appropriate front yards while also benefitting from increased rear yards and being further from regulated areas. For subdivisions in coastal areas, the reduced setback enables homes to be situated in safer locations, further from flood hazard zones.

Schools and Community Facilities

The proposed changes should not have an impact on schools and community facilities. The changes do not affect the intensity of development, but rather the flexibility of design.

Infrastructure

The proposed text amendment will be a benefit to public infrastructure and City services. The proposed design flexibility will incentivize new subdivisions to utilize Private roads. This will reduce the future impacts to what would otherwise be City provided services (road paving and maintenance, trash and recycling, leaf pickup, snow removal, etc).

Public Safety

The proposed changes should have positive impact on public safety, by enabling homes to be built further from flood prone and other environmentally sensitive areas.

Parks and Open Space

The proposed regulation will have a direct positive impact on open space. The reduced front setbacks will facilitate greater rear setbacks and additional open space.

Environmentally Sensitive Area

The proposed regulation will have a direct positive impact on environmentally sensitive areas. The reduced front setbacks will facilitate greater setbacks from environmentally sensitive areas. Homes sited closer to the road also translates to shorter driveways, reduced impervious surface, and less required drainage mitigation.

Historic Resources

The proposed regulation change does not relate to historic resources.

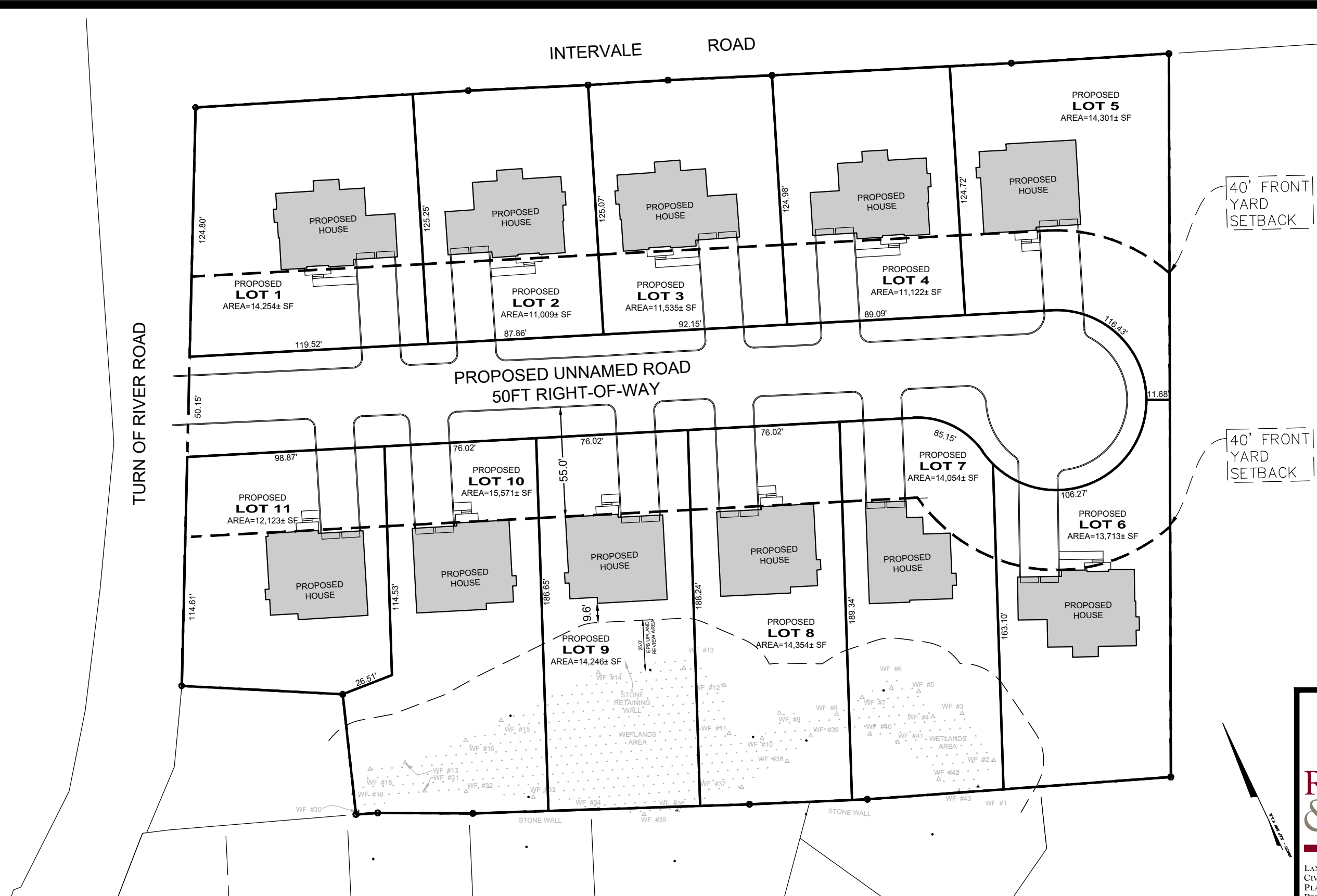
Quality of Life

The proposed regulation changes will help to improve the quality of life in Stamford by enabling better siting of future single-family homes and neighborhoods. The changes will create enhanced yard space and improved protections of environmentally sensitive areas.

Demonstration Sites

Turn of River Road – The site consists of 3.96 acres in the R-10 Zone at the corner of Intervale Road. While the site can accommodate up to 14 lots with a new central access roadway, a total of 11 lots are being proposed. Several of the lots are impacted by wetlands along the southerly border of the property. All of the lots are viable building sites; however, the 50' right-of-way, and 40' setback thereto pushes some of the homes to the limit of the wetland setback. While certainly permitted, it is not an ideal layout for either the future homeowners or the environmentally sensitive areas. Reducing the front setback along the internal private road allows the homes to shift an additional 10-20' away from the wetlands. This reduces impacts to the wetlands and creates more usable rear yards for the properties. The homes would still be 30'± from the proposed curb line of the internal roadway, with ample space for front yards, light and air, and any drainage/utilities that may need to be located underground.

Signal Road – This site is comprised of 2.3 acres of waterfront land in the R-20 Zone, just south of the Soundview Farms office complex. The property maintains over 600' of frontage along the Long Island Sound with most of the property located in the flood zone. A total of 4 single-family lots are proposed. Reduced front setbacks would enable proposed homes to be located up to 20' further away from the shore and the velocity zone which runs through the property. This creates a safer living condition for future residents.



DEMONSTRATION SITE A
131 TURN OF RIVER ROAD
40' FRONT SETBACK EXHIBIT

40' FRONT
YARD
SETBACK

40' FRONT
YARD
SETBACK



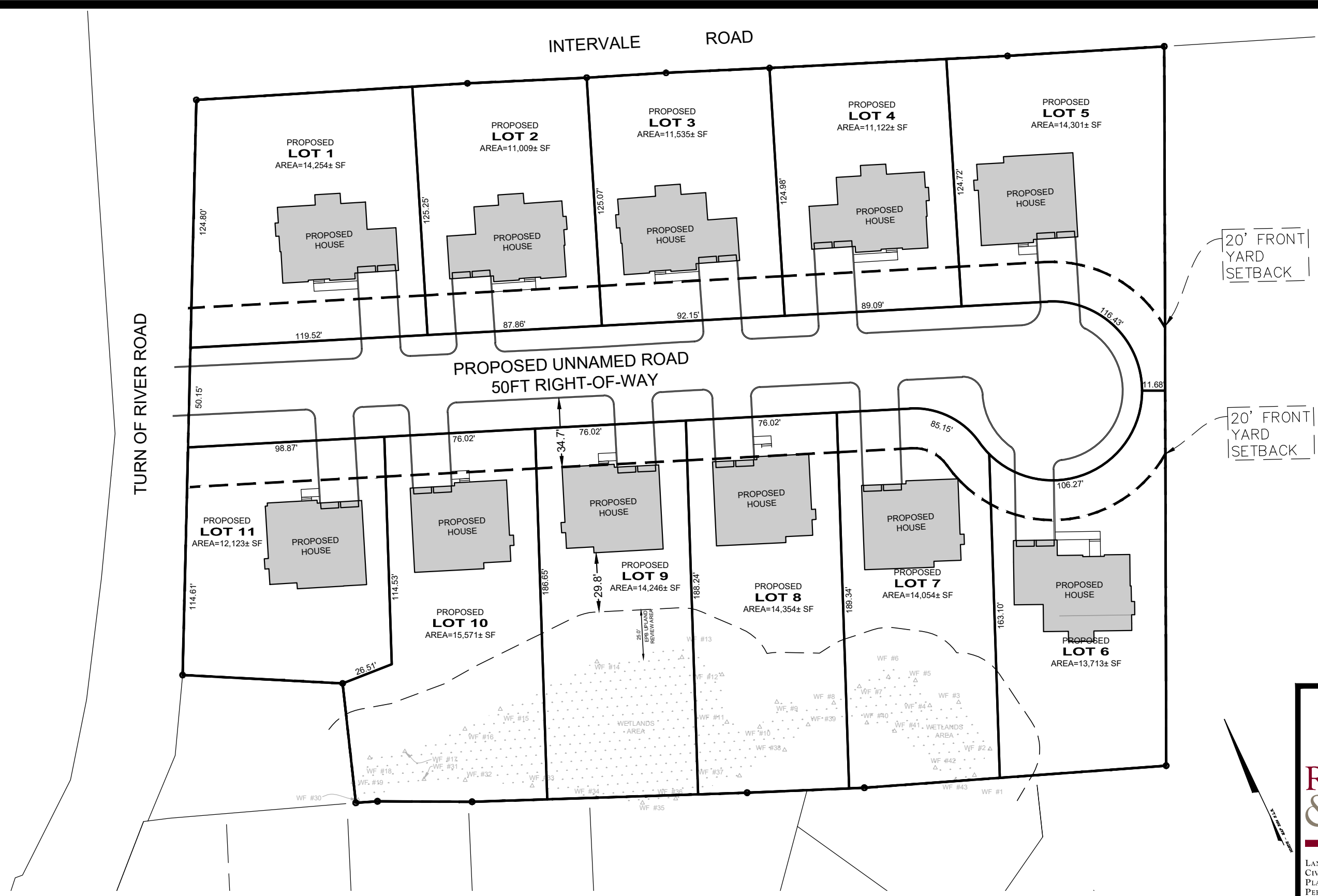
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22 First Street | Stamford, CT 06905
 Tel: 203.327.0500 | Fax: 203.357.1118
 www.rednissmead.com

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DEMONSTRATION SITE A
131 TURN OF RIVER ROAD
20' FRONT SETBACK EXHIBIT

20' FRONT YARD SETBACK

20' FRONT YARD SETBACK

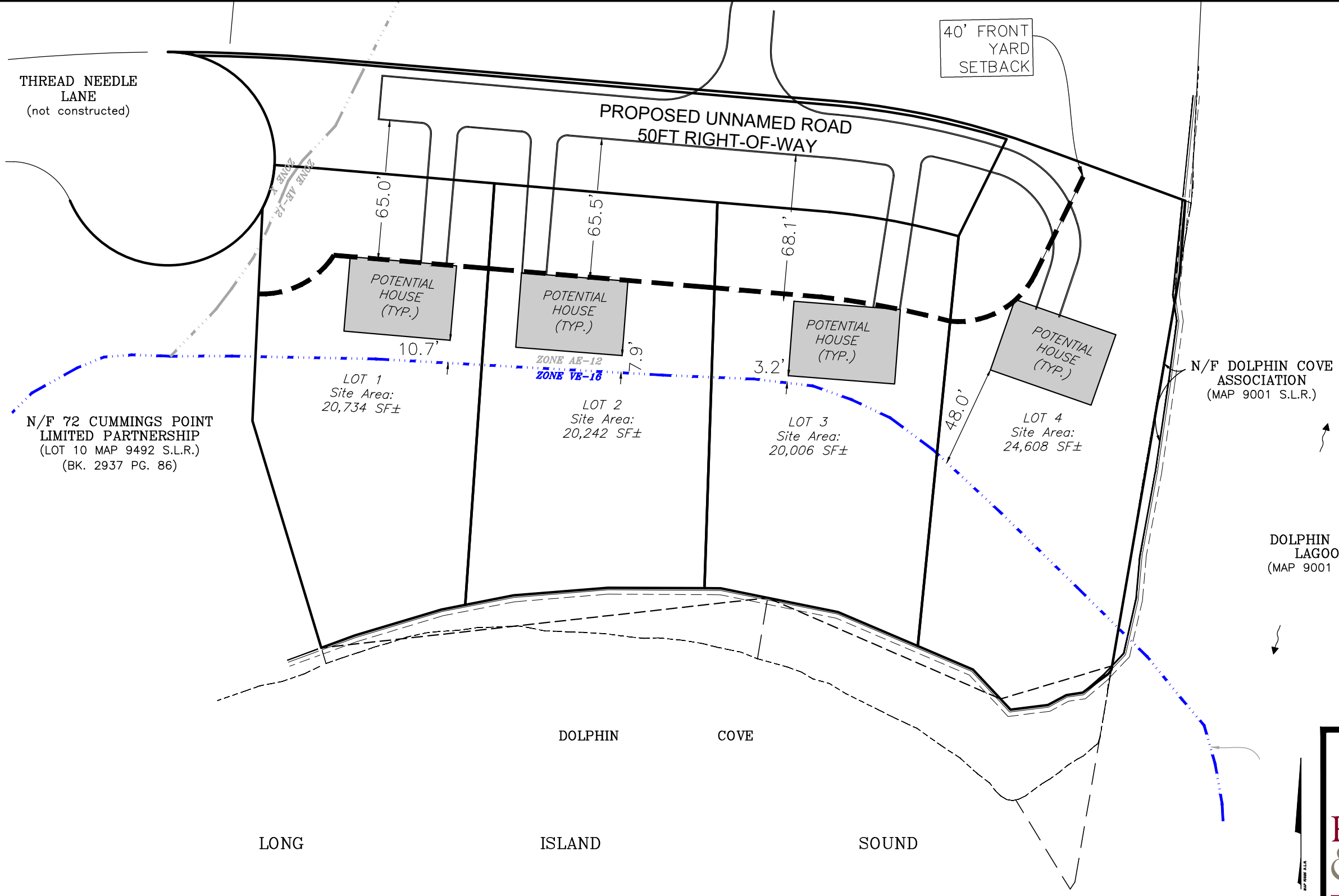


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THREAD NEEDLE LANE
(not constructed)

40' FRONT YARD SETBACK

PROPOSED UNNAMED ROAD
50FT RIGHT-OF-WAY

POTENTIAL HOUSE (TYP.)

POTENTIAL HOUSE (TYP.)

POTENTIAL HOUSE (TYP.)

POTENTIAL HOUSE (TYP.)

N/F 72 CUMMINGS POINT LIMITED PARTNERSHIP
(LOT 10 MAP 9492 S.L.R.)
(BK. 2937 PG. 86)

LOT 1
Site Area:
20,734 SF±

LOT 2
Site Area:
20,242 SF±

LOT 3
Site Area:
20,006 SF±

LOT 4
Site Area:
24,608 SF±

N/F DOLPHIN COVE ASSOCIATION
(MAP 9001 S.L.R.)

DOLPHIN COVE LAGOON
(MAP 9001 S.L.R.)

LONG

ISLAND

SOUND

DOLPHIN COVE

DEMONSTRATION SITE B
40 SIGNAL ROAD
40' FRONT SETBACK EXHIBIT

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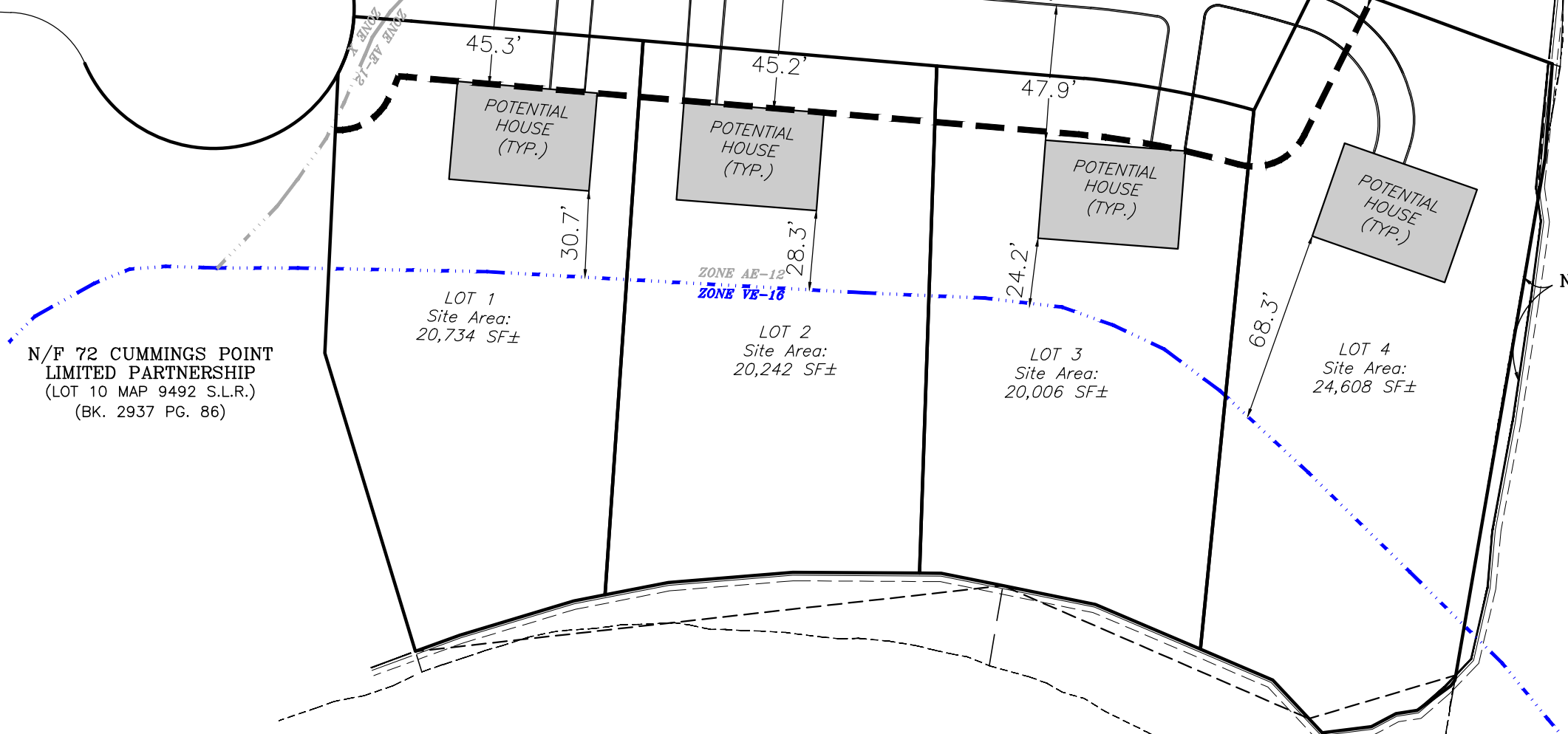
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THREAD NEEDLE
LANE
(not constructed)

20' FRONT
YARD
SETBACK

PROPOSED UNNAMED ROAD
50FT RIGHT-OF-WAY



N/F 72 CUMMINGS POINT
LIMITED PARTNERSHIP
(LOT 10 MAP 9492 S.L.R.)
(BK. 2937 PG. 86)

N/F DOLPHIN COVE
ASSOCIATION
(MAP 9001 S.L.R.)

DOLPHIN COVE
LAGOON
(MAP 9001 S.L.R.)

LONG

ISLAND

SOUND

DOLPHIN
COVE

FEMA FLOOD ZONE VE-16 PER FIRM
09001C0518G, EFF. 7/8/2013
(LINE SHOWN BY TRANSCRIPTION)

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DEMONSTRATION SITE B
40 SIGNAL ROAD
20' FRONT SETBACK EXHIBIT

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