



**APPLICATION FOR SPECIAL PERMIT**

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 advertisements are payable by the Applicant and performance of required mailing to surrounding 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**

Special Permit 20,000 sq. ft. or less	\$460.00
Special Permit more than 20,000 sq. ft.	\$460.00 + \$30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

APPLICANT NAME (S): CP VIII 100 Clinton, LLC

APPLICANT ADDRESS: c/o Agent: William J. Hennessey, Jr., Carmody Torrance Sandak & Hennessey LLP, 1055 Washington Blvd., 4th Floor, Stamford

APPLICANT PHONE #: c/o Agent: (203) 425-4200

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

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 0, 100, 102 Clinton Avenue, 29, 31, 37, 41 Division Street, and Parcel N-1 Shown on Map No. 13846 of the Stamford Land Records (Block A); 75, 79, 99, 101, 107, 113 Clinton Avenue and 0, 1, 4, 6, 10, 17, 19, 25 Division Street (Block B)

ADDRESS OF SUBJECT PROPERTY: Block A and Block B as described above

PRESENT ZONING DISTRICT: Block A: MRD-D, P Zone, ARD; Block B: MRD-D

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: See plans previously filed on September 30, 2022 with App. No. 222-32

REQUESTED SPECIAL PERMIT: (Attach written statement describing request)  
See Schedule A attached hereto

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)  
Block No. 6, 7, & 18 - Please see attachments to App. No. 222-32 for property description.

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

<u>NAME &amp; ADDRESS</u>	<u>LOCATION</u>
CP VIII 100 Clinton, LLC	0, 100, 102 Clinton Avenue, 29, 31, 37, 41 Division Street, and Parcel N-1 Shown on
C/O Carmel Partners Realty VIII, LLC	Map No. 13846 of the Stamford Land Records (Block A); 75, 79, 99, 101, 107, 113
1330 Connecticut Ave., NW, Suite 320	Clinton Avenue and 0, 1, 4, 6, 10, 17, 19, 25 Division Street (Block B)
Washington, DC 20036	

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).

DOES THE PROJECT RESULT IN THE CREATION OF 10 OR MORE UNITS OR 10,000 SF OR MORE IN FLOOR AREA OR DISTURBANCE OF 20,000 SF OR MORE IN LAND AREA, THROUGH NEW DEVELOPMENT, RECONSTRUCTION, ENLARGEMENT OR SUBSTANTIAL ALTERATIONS? Yes (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).



DATED AT STAMFORD, CONNECTICUT, THIS 17<sup>th</sup> DAY OF January 20 23

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.**

Jean Klein, Carmody Law

STATE OF CONNECTICUT ss STAMFORD Jan. 17<sup>th</sup> 20 23

COUNTY OF FAIRFIELD

Personally appeared Jean Klein, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

Lisa L. Feinberg  
 Notary Public - Commissioner of the Superior Court

**FOR OFFICE USE ONLY**

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

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

## Schedule A – Special Permit Summary and Statement of Findings

On September 30, 2022, CP VIII 100 Clinton LLC (the “Applicant”) filed Amended General Development Plan (“GDP”), Coastal Site Plan (“CAM Approval”) and Final Site Plan (“FSP”) applications (collectively, “App. No. 222-32”) with the Stamford Zoning Board. The Applicant proposes constructing a multi-family residential community consisting of 2 seven-story buildings containing a total of 471 apartment homes.

Application No. 222-32 was subsequently referred to various municipal departments, including the Transportation, Traffic and Parking Department (“TTP”). Upon consultation with TTP, it was determined that the proposed access ramps located within the parking levels of the two (2) proposed buildings require Special Permit approval from the Zoning Board.

In accordance with this determination, the Applicant hereby amends App. No. 222-32 to include a Special Permit Request pursuant to Section 12.A.3.b of the Stamford Zoning Regulations (the “Zoning Regulations”) to permit:

1. A two (2) way ramp-width within the Block A parking levels of 22’, without a 2’ center divider or 1’ curb on either side;<sup>1</sup> and
2. A two (2) way ramp-width within the Block B parking levels of 20.4’ without a 2’ center divider or 1’ curb on either side.<sup>2</sup>

The proposed widths are necessary to facilitate the most efficient garage configuration possible, and have been approved by TTP. The Applicant submits that the proposed reduction in ramp width is in compliance with Section 19-3.2 of the Zoning Regulations as follows:

*Special Permits shall be granted by the reviewing board only upon a finding that the proposed use or structure or the proposed extension or alteration of an existing use or structure is in accord with the public convenience and welfare after taking into account, where appropriate:*

- 1) *The location and nature of the proposed site including its size and configuration, the proposed size, scale and arrangement of structures, drives and parking areas and the proximity of existing dwellings and other structures.*

The proposed ramps within both Blocks A and B are designed to safely accommodate two (2) way traffic. The proposed width and configuration of these ramps facilitates the construction of a residential community on the Property that is appropriate given its size and configuration. Specifically, the Property is within walking distance of the Stamford Transportation Center (the “STC”). This proximity to public transportation will reduce tenant demand for Single Occupancy Vehicles (“SOV”), thereby reducing the overall use of the ramps within the Property.

- 2) *The nature and intensity of the proposed use in relation to its site and the surrounding area. Operations in connection with special permit uses shall not be injurious to the*

---

<sup>1</sup> 22’ is the narrowest point of the proposed ramp within Block A.

<sup>2</sup> 20.4’ is the narrowest point of the proposed ramp within Block B.

*neighborhood, shall be in harmony with the general purpose and intent of these Regulations, and shall not be more objectionable to nearby properties by reason of noise, fumes, vibration, artificial lighting or other potential disturbances to the health, safety or peaceful enjoyment of property than the public necessity demands.*

The proposed multi-family community and associated ramps will have no impact whatsoever on the surrounding community by reason of noise, fumes, vibration, artificial lighting or other potential disturbance to the health, safety or peaceful enjoyment of property that the public necessity demands. The ramps are designed to functionally accommodate 2-way vehicular traffic. The ramp configurations are necessary to accommodate the construction of the multifamily housing buildings and support the parking onsite. The Applicant submits that the construction of this development furthers the purpose and intent of the Regulations and Master Plan and will enhance the neighborhood.

- 3) *The resulting traffic patterns, the adequacy of existing streets to accommodate the traffic associated with the proposed use, the adequacy of proposed off-street parking and loading, and the extent to which proposed driveways may cause a safety hazard, or traffic nuisance.*

The Property is in close proximity to the STC, Mill River Park and the myriad of businesses and restaurants within the Downtown. As such, it is anticipated that a substantial number of future residents will utilize alternative modes of transportation, reducing SOV use within the Property. The surrounding streets can adequately accommodate the traffic associated with the proposal. For a more complete discussion of the traffic impact please see the enclosed Traffic Impact Study prepared by SLR. Notably, the proposed development will have no perceivable impact on traffic conditions.

- 4) *The nature of the surrounding area and the extent to which the proposed use or feature might impair its present and future development.*

In facilitating the most efficient garage configuration possible, the proposed ramp widths allow for the construction of a multi-family residential community that will encourage, not impair, future development within the surrounding neighborhood.

- 5) *The Master Plan of the City of Stamford and all statements of the purpose and intent of these regulations.*

The Property is within Master Plan Category 5 (Residential – High Density Multi-Family) and 14 (Open Space – Public Parks). Category 5 is intended to “provide for and protect existing high-density multi-family development in areas convenient to shopping, mass transit and park and recreation facilities.”<sup>3</sup> The proposed residential community is entirely located within Category 5, and is consistent with the goals articulated therein. Category 14 seeks to “provide for and protect lands dedicated for public park, recreation and passive open space uses.”<sup>4</sup> Those portions of the Property located in Category 14 will only be

---

<sup>3</sup> Master Plan, pg. 193.

<sup>4</sup> Master Plan, pg. 196.

utilized as passive landscaped areas. Moreover, approximately 35,000 square feet of Block B has been dedicated to public access along the river.