

MAYOR
Caroline Simmons



**CITY OF STAMFORD
ZONING BOARD
LAND USE BUREAU**
888 WASHINGTON BOULEVARD
STAMFORD, CT 06904 -2152

DIRECTOR OF OPERATIONS
Matthew Quiñones

Land Use Bureau Chief
Ralph Blessing

Principal Planner
Vineeta Mathur
(203) 977-4716
vmathur@stamfordct.gov

Associate Planner
Lindsey Cohen
(203) 977-4388
lcohen@stamfordct.gov

RECEIVED

July 28, 2023

JUL 28 2023

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

PLANNING BOARD

RE: Application 223-33 – Kolich Victory LLC, 30 Victory Street, Stamford, CT - Map Change:
Applicant is proposing to rezone 30 Victory Street from the current R-6 (One and Two Family Districts) to proposed NX-D (Neighborhood Mixed Use Design District).

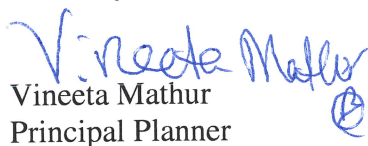
Dear Ms. Dell:

In accordance with Section C6-40-10 of the Charter of the City of Stamford, the above captioned Application for a Map Change 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 **September 1, 2023**.

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

Sincerely,


Vineeta Mathur
Principal Planner

June 22, 2023

VIA E-MAIL & HAND DELIVERY

Vineeta Mathur
Senior Planner
City of Stamford
888 Washington Blvd.
Stamford, CT 06901
vmathur@stamfordct.gov

**RE: Application to Amend the Zoning Map of the City of Stamford, Connecticut
Rezone 30 Victory Street (the “Property”) to the NX-D Zone**

Dear Ms. Mathur:

On behalf of the owners (the “Applicants”) of the above-referenced Property enclosed please find application materials submitted in connection with proposed amendments to the Zoning Map of the City of Stamford (the “Zoning Map”). The Zoning Map Change Application proposes rezoning the Property to the NX-D Zone. The Property is currently improved with a multifamily residential building containing 8 1-bedroom apartments, and a commercial building historically utilized for non-residential uses (the “Flex Building”). Currently the Property is located in the R-6 Zone which only permits single-family, two-family, and limited commercial uses. The proposed rezoning will bring the Property closer to conformity with the Stamford Zoning Regulations, and will result in a more efficient process to re-tenant the Flex Building.

For further details related to this proposal, please refer to the enclosed application materials which include:

- One (1) firm check in the amount of \$1,000.00, representing the Public Hearing Fee;
- One (1) firm check in the amount of \$1,060.00, representing the Map Change Application Fee;
- Thirteen (13) hard copies and one (1) electronic copy in PDF format of an Application for Change in the Zoning Map of Stamford, Connecticut including:
 - Schedule A: Property Description; and
 - Schedule B: Qualitative Analysis; and
- Twelve (12) copies of a map showing area proposed for change.

I look forward to advice as to when the public hearing will be scheduled. Should you have any questions, please do not hesitate to contact me.

Sincerely,

Jason A. Klein

Jason A. Klein

Enclosures

cc. Development Team
Ralph Blessing
T. Briscoe tbriscoe@stamfordct.gov



APPLICATION FOR CHANGE IN THE ZONING MAP OF STAMFORD, CONNECTICUT

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 filing 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

Map Change (Affected Area of 1 Acre or Less)	\$1,060.00
Map Change (Affected Area of greater than 1 Acre)	\$1,060.00 + \$2,000 per acre or portion thereof in excess of 1 acre

APPLICANT NAME (S): Kolich Victory LLC

APPLICANT ADDRESS: 48 Driftway Lane, New Canaan, CT 06840

APPLICANT PHONE #: Acting Agent Jason Klein: 203-425-4200

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

PRESENT ZONING DISTRICT: R-6 PROPOSED ZONING DISTRICT: NX-D

LOCATION OF PROPOSED CHANGE: (Give boundaries of each parcel in proposed change and indicate dimensions from nearest intersecting street. Also include Assessor's Card number and Town Clerk's Block number, and square footage of land. Attach twelve (12) copies of map showing area proposed for change.)

See enclosed Property Description and Qualitative Analysis

LIST NAME AND ADDRESS OF THE OWNERS OF ALL LAND INCLUDED WITHIN THE PROPOSED CHANGE:

<u>NAME & ADDRESS</u>	<u>LOCATION</u>
Kolich Victory LLC 48 Driftway Lane New Canaan, CT 06840	30 Victory Street Stamford, CT

ARE THERE DEED RESTRICTIONS THAT CONFLICT WITH THE PROPOSED ZONE DISTRICT FOR THIS PROPERTY?
No

IF YES, LIST REFERENCE TO TOWN CLERK BOOK & PAGE #: _____

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 25th DAY OF June 20 23

SIGNED: [Signature]

NOTE: The 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 the application, this must be done in writing, and be received by the Zoning Board at least three (3) working days prior to public hearing in order to provide sufficient time to publicize the withdrawal. Applications withdrawn less than three (3) days prior to a schedule hearing date will not be rescheduled within 90 days.

STATE OF CONNECTICUT
 ss STAMFORD June 20 20 23
 COUNTY OF FAIRFIELD

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

Daniel Chapple
Daniel Chapple Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. #: 223-33 Received in the office of the Zoning Board: Date: _____

By: _____

Revised 04/30/20

SCHEDULE A – QUALITATIVE ANALYSIS

Map Change to Amend Zoning Map to Rezone 30 Victory Street to the NX-D Zone

Kolich Victory, LLC (the “Applicant”) is the owner of the property located at 30 Victory Street, Stamford, Connecticut (the “Property”). The Property is approximately 13,046 sf and is located on the east side of Victory Street. The Property contains a mix of uses, and is improved with 2 buildings: a 1-story commercial/industrial building (the “Flex Building”) currently occupied by a plumbing business; and a 2-story multifamily residential building containing a total of 8 apartments (the “Apartment Building”). The Flex Building was built in 1925, and the Apartment Building was built in 1920, well before the enactment of the Zoning Regulations of the City of Stamford (the “Zoning Regulations”). The Property is bounded in yellow in the aerial image below.



The Applicant intends to maintain the Flex and Apartment Building for continued commercial and residential use. However, the Property is in the R-6 Zone, which only permits single-family, two-family, and limited commercial uses. As such, the use of the Property is considered legally nonconforming, unnecessarily complicating simple tasks such as re-tenanting the Flex Building with a new, non-residential tenant, or maintaining a multi-family building in a zone that only permits one- and two-family dwellings.

The Property is across the street from the Neighborhood Mixed Use Design District (the “NX-D Zone”). Rezoning the Property to the NX-D Zone would bring the Property closer to conformance with the Zoning Regulations, and facilitate the continued commercial and multi-family residential uses of the premises. Notably, the NX-D Zone was created to facilitate investment in neighborhoods and properties comprised of residential and non-residential uses.

The NX-D Zone is “designed to maintain and facilitate the growth and expansion of small-scale light industrial, home and business service, wholesale distribution, arts production and related activities, and general commercial service activities, while protecting existing housing...”¹ The Property contains a blend of uses envisioned by the NX-D Zone.

Applicable Areas

The proposed Zone Map Change impacts the Property as shown on enclosed Zone Map Change Exhibit prepared by Edward J. Frattaroli, Inc., entitled “Zone Change, Fig. No. 1.”

Conformance with the Master Plan Objectives

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

- “Continue to pursue a balance of uses that promote vibrancy and economic vitality.”²
- “Policy 3A: increase Economic Diversity and Resiliency.”³

The proposed Zone Change will also further the City’s general goals of providing and/or maintaining a variety of housing types to meet the needs of current and future Stamford residents. The multi-family building currently provides affordable living opportunities for Stamford residents. Rents for each of the 1-bedroom apartments are competitive with maximum monthly rents for 1-bedroom Below Market Rate (“BMR”) apartments (which are approximately \$1,600.00 at 50% AMI).⁴

The proposed Zone Change will also build upon the Zone Change approved in Appl. 218-56, which rezoned the properties across the street at 0 and 63 Victory Street from the R-6 to the NX-D.

Mobility

Rezoning the Property will have no adverse impact on mobility along Victory Street. In fact, in the event the Property is ever redeveloped, several standards within the NX-D would enhance mobility.

Housing

The R-6 Zone only permits single and two-family dwellings. Rezoning the Property to the NX-D Zone will bring the existing Apartment Building closer to conformity with the Zoning Regulations, and will allow the Applicant to maintain 8 apartments that provide affordable living opportunities to current and future Stamford residents.

Schools and Community Facilities

¹ See Zoning Regulations Sec. 4.B.10.a.

² See Master Plan, pg. 57.

³ See Master Plan, pg. 67.

⁴ Monthly rental of 1-bedroom BMR apartment at 50% AMI is based on 2023 Area Median Income (“AMI”), and does not include utility allowance.

The proposed rezoning will have no adverse impacts on schools and community facilities.

Infrastructure

Under the standards of the NX-D Zone, the construction of new buildings on the Property would likely require Site Plan or Special Permit review by the Zoning Board. This level of review will determine whether existing infrastructure can serve a proposed development, or if any modifications are necessary.

Public Safety

No adverse impact.

Parks and Open Space

The R-6 Zone lacks any meaningful open space or landscaping standards. The NX-D Zone includes sidewalk and landscaping standards, that would enhance the streetscape and pedestrian experience of Victory Street in the event a new building is constructed on the Property.

Environmentally Sensitive Area

The Property is not located within the Coastal Management Area, and there are no wetlands on the Property.

Historic Resources

No impact.

Quality of Life

The landscaping, architectural and site design standards of the NX-D Zone will enhance Victory Street to a greater degree than the existing R-6 Zone in the event the Property is redeveloped. The proposed rezoning will also facilitate the continued commercial and multifamily use of the Property, which will provide meaningful job and housing opportunities to City residents.

Development Benefits

- Permits and other fees;
- Property taxes;
- Housing opportunity;
- Job opportunities for City residents.

SCHEDULE B – PROPERTY DESCRIPTION

FIRST TRACT:

All those certain pieces, parcels or tracts of land, situated in the City of Stamford, County of Fairfield and State of Connecticut, known and designated as Lots Numbered 218 and 219 as shown and delineated on a certain map entitled, “Map of Columbus Park, West Main Street, Stamford, Connecticut”, which map is on file in the Office of the City and Town Clerk of the City of Stamford as Map No. 646, reference thereto being had.

SECOND TRACT:

All that certain piece, parcel or tract of land, with the buildings thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, known and designated as Lot Numbered 220 as shown and delineated on a certain map entitled, “Map of Columbus Park, West Main Street, Stamford, Connecticut”, which map is on file in the Office of the City and Town Clerk of the City of Stamford as Map No. 646, reference thereto being had.

June 20, 2023

Mr. Ralph Blessing
Land Use Bureau Chief
City of Stamford Land Use Bureau
888 Washington Boulevard, 7th Floor
Stamford, CT 06901

**RE: 30 Victory Street, Stamford, CT
Zone Map Change Applications
Letter of Authority**

Dear Mr. Blessing:

On behalf of Kolich Victory LLC, owner of 30 Victory Street, Stamford, CT, I hereby authorize the attorneys of Carmody Torrance Sandak & Hennessey, LLP, with offices located at 1055 Washington Boulevard, Stamford, Connecticut 06901, to act as agent for Kolich Victory LLC in connection with the enclosed applications. Thank you for your acknowledgement of said authority.

Sincerely,

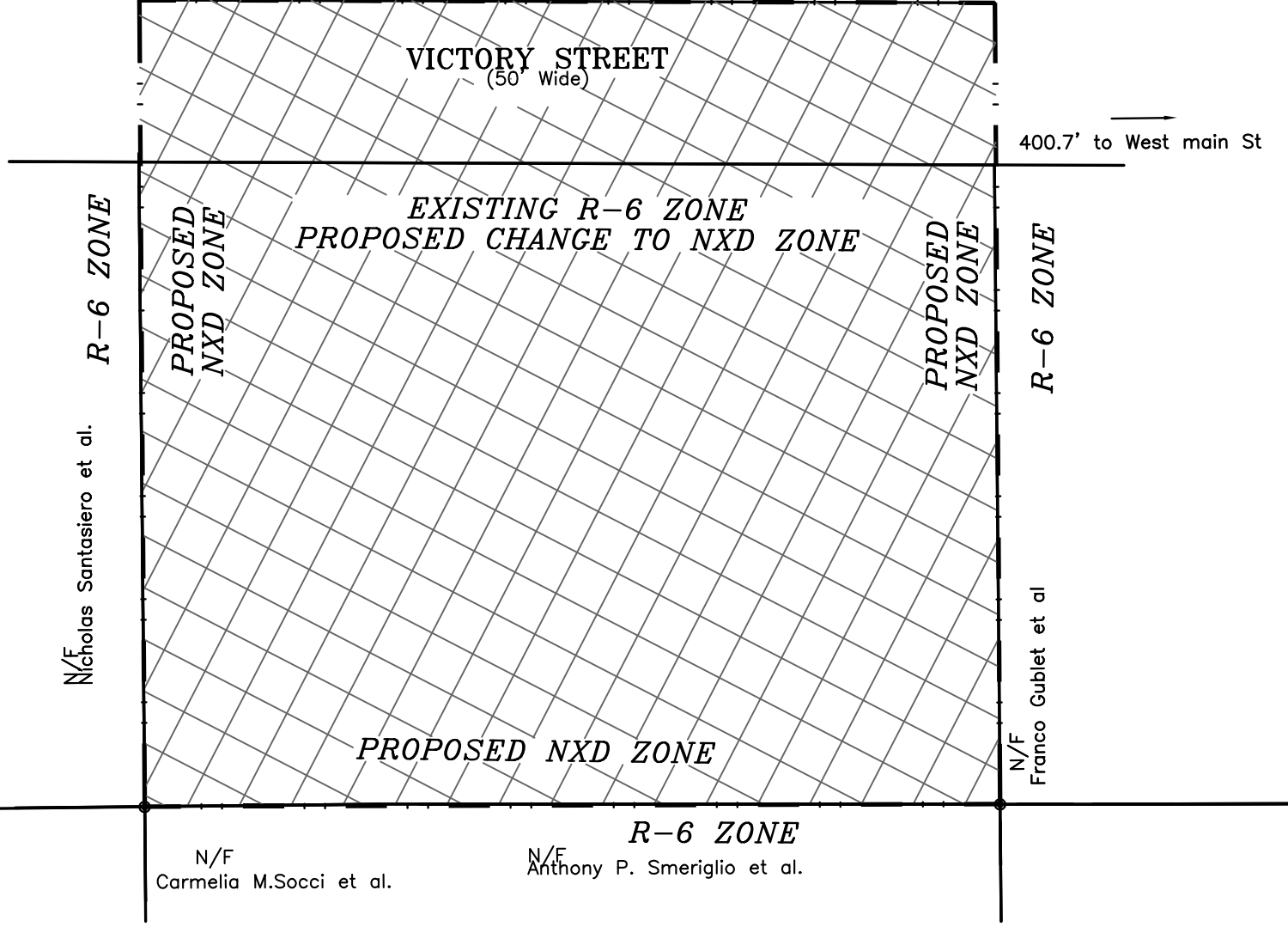
Kolich Victory LLC

By: Anthony George Kolich

Anthony Kolich
Duly Authorized

Zoning Comparison Chart

Zoning Standard	NX-D (Multifamily)	NX-D (Mixed Use)	R-6	Existing Conditions
Min. Lot Area	6,000	10,000 sf	5,000 sf	13,046 sf
Min. Lot Frontage	50'	40'	50'	132'
Max. Building Coverage	40%	50%	25%	Garage = 866.932 sf Multifamily Building = 2,548.23 sf Total = 3,415.16 (26.18%)
Max. Residential Density	Determined by FAR provided Gross Floor Area of units is not less than 1,500 sf.	N/A	2 family	8 apartments
Max. Building Height	45'; 4 stories	60'; 4 stories	30'/2.5 stories	2 stories (residential building) 1 story (commercial building)
Max. FAR	1.5 (19,569 sf)	For mixed use buildings with only commercial and residential uses = 1.5, with max of 1.0 for commercial use. 1.5 for industrial, commercial or residential uses, with max of .5 for industrial use.	N/A	Commercial Building = 862 sf Residential Building = 7,500 sf (including basement)
FY Setback	15'	10'. 15' if no active ground floor.	25'	39'
SY Setback	8' on 1 side and 18' on both sides	Non required, but 8' if provided.	6' on each side	5.8' on northerly SY 27.2' on southerly SY
RY Setback	30'	20'	30'	1.9'
Min. Pervious Ground Coverage	15% of total Lot Area	5%	N/A	Existing Conditions to Remain. Rezoning will introduce Pervious Ground Coverage Standard to comprehensive redevelopment of Property.
Usable Open Space	75 sf per unit	75 sf per unit	75 sf per unit	Existing Conditions to Remain.



EDWARD J. FRATTAROLI, INC.
Land Surveyors • Engineers • Land Planners
 62 Mill River Street 5-10-23
 Stamford, Connecticut 203-359-2235

Figure Title:
 ZONE CHANGE

Project: KOLICH VICTORY LLC
 30 VICTORY STREET

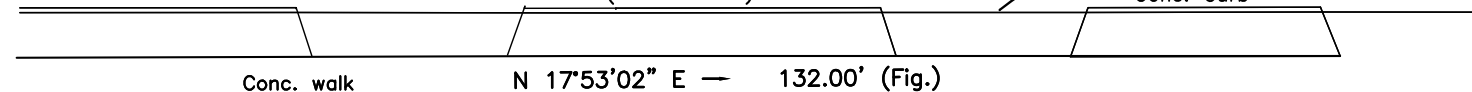
Scale:
 NTS

Fig.No.
 1

R-6 ZONE

Block 51

VICTORY STREET
(50' Wide)



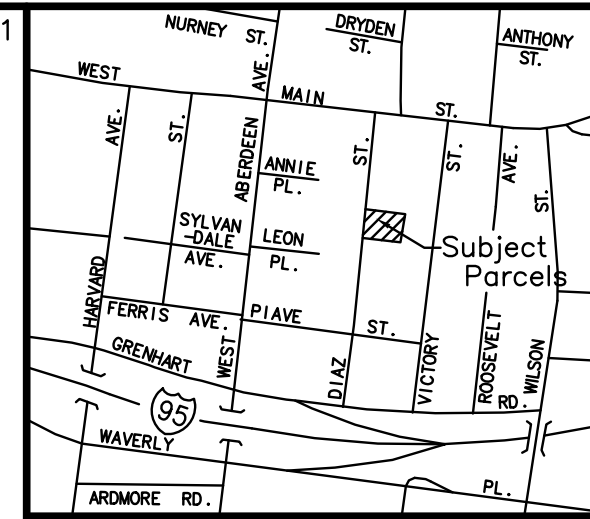
Conc. walk N 17°53'02" E — 132.00' (Fig.)

R-6 ZONE BUILDING SETBACK REQUIREMENTS

- Front Street Line Setback..... 25'
- Center Line Of Street Setback..... 50'
- Rear Yard Setback..... 30'
- Side Yard Setback..... 6' W/ Total Of.... 12'
- Max. Building Coverage.....25% Of Lot Area

Zoning information is Subject to the Review and Approval by the appropriate Governing Authority

Existing Buildings Depicted based on a field inspection Circa 2002 and Size & Location of Parking provided by others - No Field Update



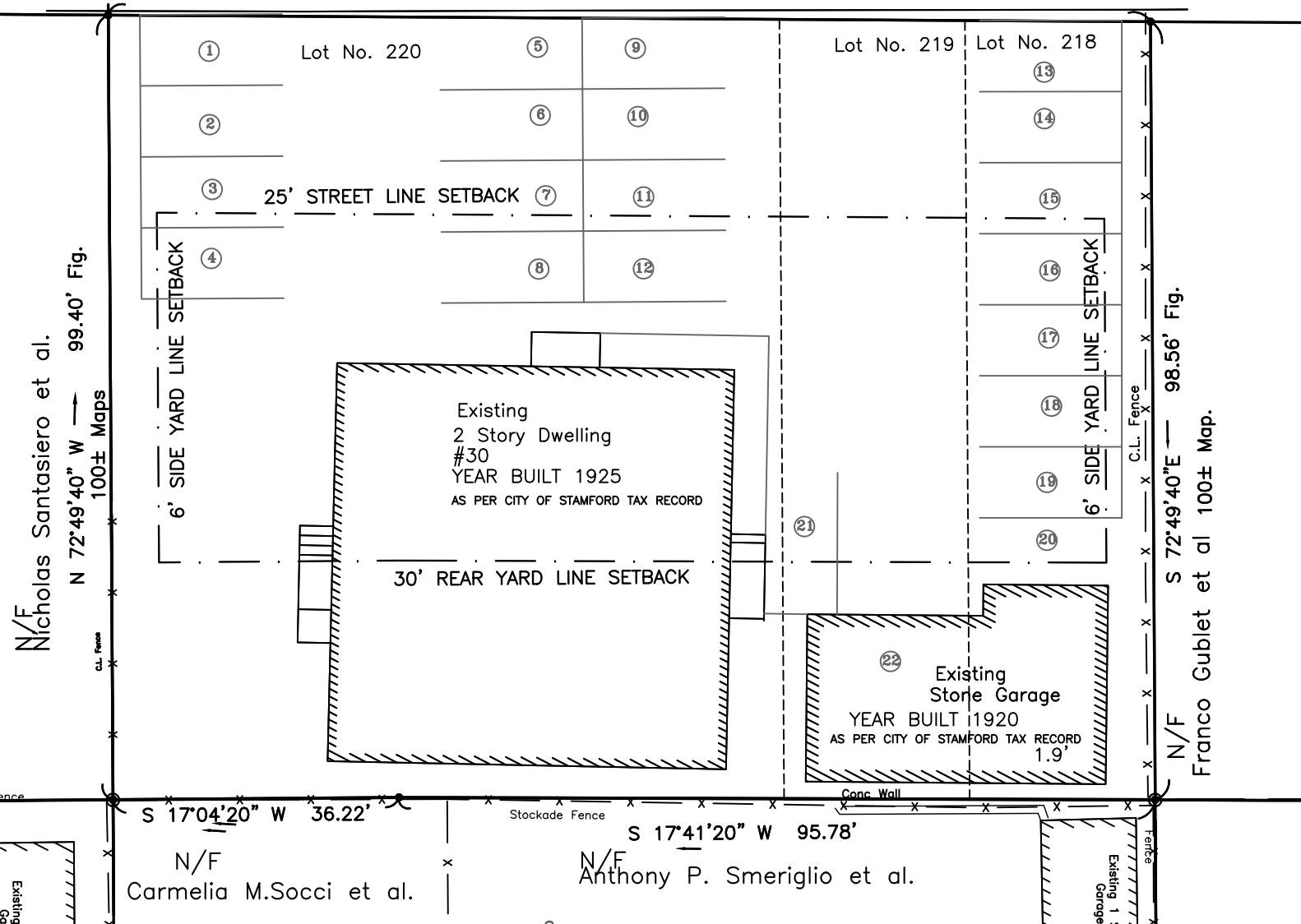
ORIENTATION

Property Lines Not Staked By Contractual Agreement
Soil Types Not Delineated By Contractual Agreement

PLOT PLAN
PREPARED FOR
KOLICH VICTORY LLC
30 VICTORY STREET
STAMFORD, CONNECTICUT



Scale in Feet



Refer To:

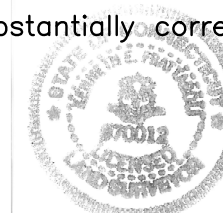
- Vol 11883 P 1 S.L.R.
- Lot No. 218, 219 And 220
- Map No. 646 S.L.R.
- Lot No. 218 & 219 Area = 4,636 sq ft (Fig)
- Lot No. 220 Area = 8,410 sq ft (Fig)
- Total Combined Lot Area = 13,046 (Fig)

Scale 1"=20'

02051(050)A 142-154 02051(050)A

This survey and map has been prepared in accordance with Sections 20-300b-20 of the regulations of Connecticut State Agencies—"Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Building Location Map, Zoning, based on a "DEPENDENT RESURVEY" conforming to horizontal accuracy Class "A=2" and intended to be used for Compliance or Non-Compliance with Existing Requirements.

To my knowledge and belief this plan is substantially correct as noted hereon.



BY:

FOR: EDWARD J. FRATTAROLI, INC.
Land Surveyor • Engineers • Land Planners

STAMFORD, CONNECTICUT April 08, 2002

REVISED MAY 5, 2023 (NAME CHANGE ONLY)

This Document and Copies Thereof are Valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null and void.