

October 19, 2023

VIA EMAIL + HAND DELIVERY

Ms. Lindsey Cohen
Associate Planner
City of Stamford
Land Use Department
888 Washington Boulevard
Stamford, Connecticut 06901

**Re: 208 West Avenue LLC (the “Applicant”)
208 West Avenue, Stamford, CT (Parcel ID No. 001-5737) (the “Property”)
Zone Map and Text Change Applications**

Dear Ms. Cohen:

Our firm represents 208 West Avenue LLC (the “Applicant”), the owner of the property located at 1911 Summer Street, Stamford, CT (the “Property”). The Property is 5,040 sf acres, located in the R-MF Zone, and is currently vacant. The Property is adjacent to a Self-Storage Facility located at 11 Leon Place, which is owned by an entity related to the Applicant. The Self-Storage Facility is located in the NX-D Zone. The Applicant seeks Zone Map Change Application Approval to rezone the Property to the NX-D Zone. A companion Text Change Application seeks to right size the regulations governing minimum off-street parking requirements for self-storage facilities, and maximum FAR for self-storage facilities within the NX-D Zone. Should the Zoning Board approved these applications, the Applicant anticipates consolidating the Property into the adjacent parcel located at 11 Leon Place, and building a modest 4,554+/- sf expansion of the self-storage facility located thereon.

In connection with the application, please find enclosed the following materials:

- 8 copies of a Zone Map Change Application, including:
 - Schedule A – Qualitative Analysis
 - Schedule B – Zoning Comparison Chart
 - An exhibit prepared by Edward J. Fratarroli, Inc. dated September 2023, titled “Zone Change, Fig. No. 1;” and
 - A legal description of the proposed rezoning
- 8 copies of a Text Change Application, including the following schedules:
 - Schedule A – Proposed Regulation Amendment; and
 - Schedule B – Qualitative Analysis;
- 8 copies of a Parking Assessment prepared by SLR dated August 28, 2023, titled “Parking Assessment, Proposed Expansion of Public Storage Self-Storage Facility, 11 Leon Place, Stamford, Connecticut;” and
- 8 copies of a survey prepared by Edward J. Fratarroli, Inc., dated December 13, 2022, titled “Existing Conditions Plan;” and

- 8 reduced size copies of architectural plans prepared by Frank G. Relf Architect, P.C., dated October 18, 2023, numbered:
 - Sheet A-101.00;
 - Sheet A-001.00;
 - Sheet A-100.00;
 - Sheet A-101.00; and
 - Sheet A-200.00.

As always, thank you for your time and attention regarding this matter. We look forward to advice as to when this application will be considered by the Planning Board. I ask that members of our project team and I be given the opportunity to make a brief presentation to the Planning Board at that time.

Sincerely,

Jay Klein

Jason A. Klein

Enclosures.