

MAYOR
Caroline Simmons



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

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(203) 977-4716
vmathur@stamfordct.gov

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lcohen@stamfordct.gov

RECEIVED

October 30, 2023

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

OCT 30 2023

PLANNING BOARD

RE: Application 223-41 -208 West Avenue LLC, 208 West Avenue, Stamford, CT - Text Change – Applicant is proposing amendments to Section 12.D.23 Self Storage Facilities and Section 4.B.10.c Development Standards.

RE: Application 223-42 -208 West Avenue LLC, 208 West Avenue, Stamford, CT -Map Change –Applicant is proposing to rezone 208 West Avenue from the current R-MF (Residential Multi Family) 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 Applications for a Text Change and a Map Change are 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 4, 2023**.

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

Sincerely,


Vineeta Mathur
Principal Planner 



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): 208 West Avenue LLC

APPLICANT ADDRESS: c/o Agent: Carmody Law, Attn: Jason Klein, 1055 Washington Blvd, Stamford, CT 06901

APPLICANT PHONE #: 203-252-2669

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

PRESENT ZONING DISTRICT: R-MF 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 Zone Map Exhibit and Property Description

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

<u>NAME & ADDRESS</u>	<u>LOCATION</u>
208 West Avenue LLC	208 West Avenue
1011 High Ridge Road	
Stamford, CT 06905	

ARE THERE DEED RESTRICTIONS THAT CONFLICT WITH THE PROPOSED ZONE DISTRICT FOR THIS PROPERTY?

No

IF YES, LIST REFERENCE TO TOWN CLERK BOOK & PAGE #: N/A

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 12th DAY OF October 2023

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 October 12, 2023
 COUNTY OF FAIRFIELD

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

[Signature: Daniel Choppe]
 Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. #: 223-42 Received in the office of the Zoning Board: Date: _____

By: _____

Zone Change – Area Descriptions

Land to be changed from R-MF to NX-D:

Block #: 30

Area: 5,024± SF

Description:

Northerly: 125'± beginning at the centerline of West Avenue, through West Avenue and by land now or formerly land of Jhon Alvarracin at 208 West Avenue, each in part;

Easterly: 40'± by land now or formerly land of Empire Storage, LLC at 11 Leon Place;

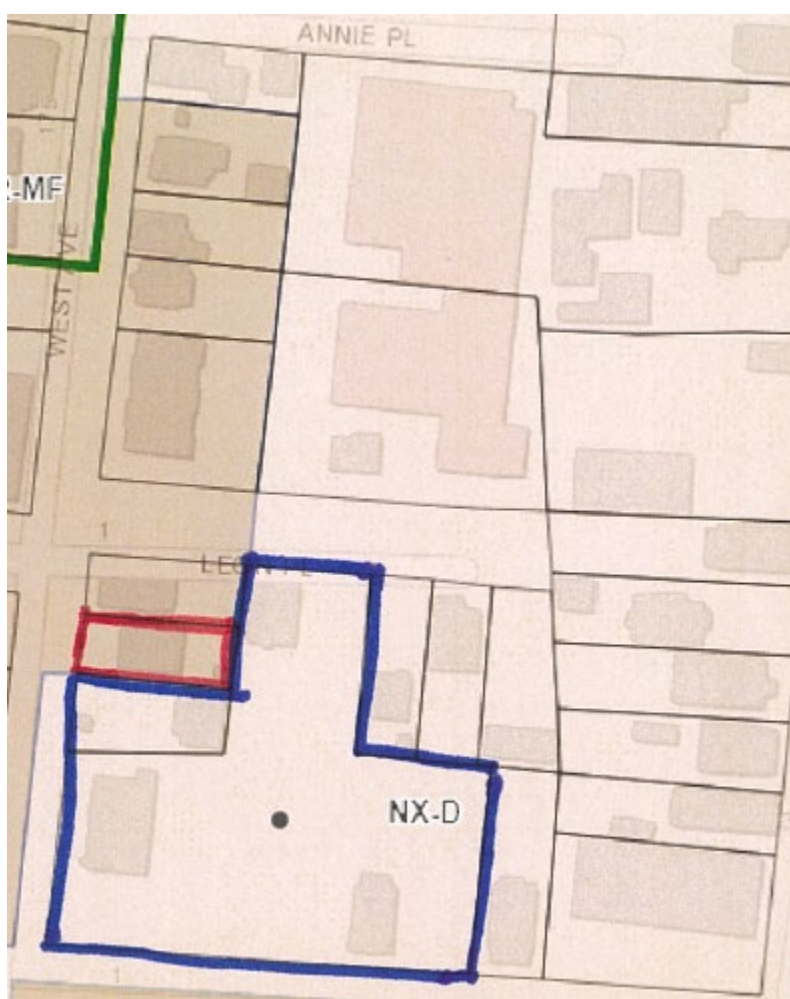
Southerly: 125'± by land now or formerly land of 212 West Ave LLC at 212 West Avenue and through West Avenue to the centerline of said West Avenue, each in part; and

Westerly: 40'± along the centerline of West Avenue, to the point of beginning.

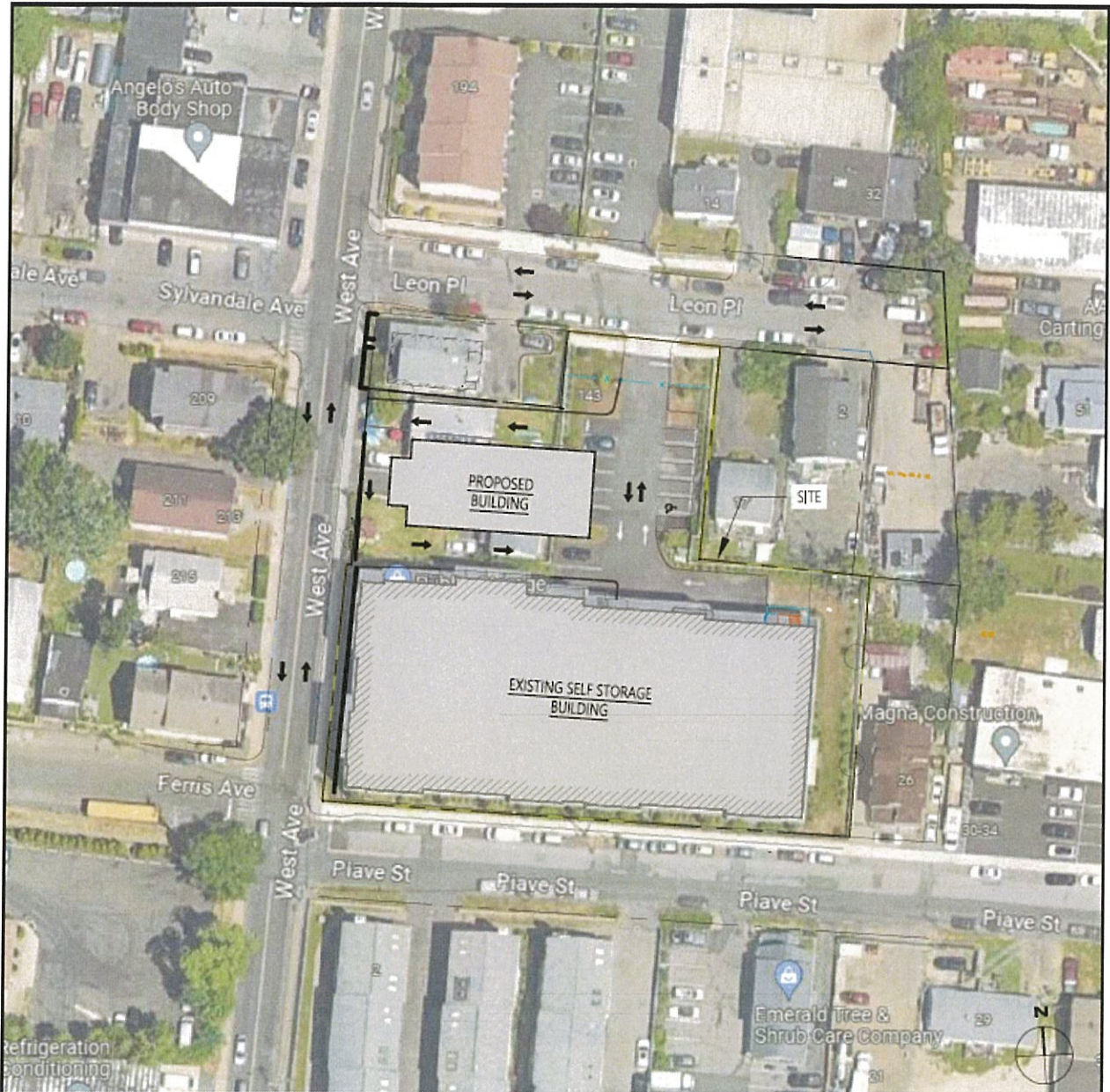
SCHEDULE A – QUALITATIVE ANALYSIS

Map Change to Amend Zoning Map to Rezone 208 West Avenue to the NX-D Zone

208 West Avenue LLC (the “Applicant”) is the owner of the property located at 208 West Avenue, Stamford, Connecticut (the “Property”). The Property is approximately 4,000+/- sf and is located on the east side of West Avenue in the R-MF Zone. The Property is vacant, and adjacent to a Self-Storage Facility located at 11 Leon Place, Stamford, CT (“11 Leon Place”), which is owned by an entity related to the Applicant. The Property is directly adjacent to the NX-D Zone, which the Self-Storage Facility is located in. The below excerpt of the Stamford Zoning Map depicts the Property (bounded in red) and 11 Leon Place (bounded in blue).



The Applicant seeks to rezone the Property to the NX-D Zone. Upon rezoning, the Applicant will seek Land Use Bureau approval to permit the construction of a modest 4,554+/- sf addition of the adjacent Self-Storage Facility. The Property will be consolidated into and made part of the adjacent parcel at 11 Leon Place as part of this addition. A Concept Plan depicting the location proposed addition is below.



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.”¹

¹ See Master Plan, pg. 57.

- “Policy 3A: increase Economic Diversity and Resiliency.”²

Mobility

Rezoning the Property will have no adverse impact on mobility along West Avenue. In fact, by facilitating the consolidation of the Property into the adjacent Self-Storage Facility at 11 Leon Place, the proposed Zone Map Change will eliminate the need for a curb cut that would otherwise likely be required if the Property were to be redeveloped as a stand-alone parcel within the R-MF Zone.

Housing

No adverse impact.

Schools and Community Facilities

No adverse impact.

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

No adverse impact.

Environmentally Sensitive Area

The Property is not located within the CAM Boundary, and there are no wetlands on the Property.

Historic Resources

No impact.

Quality of Life

The proposed zone change will facilitate the cohesive development of the Property and adjacent

² See Master Plan, pg. 67.

Self-Storage Facility use. This cohesive development will help meet the consistent demand for Self-Storage Facilities within the City.

Development Benefits

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

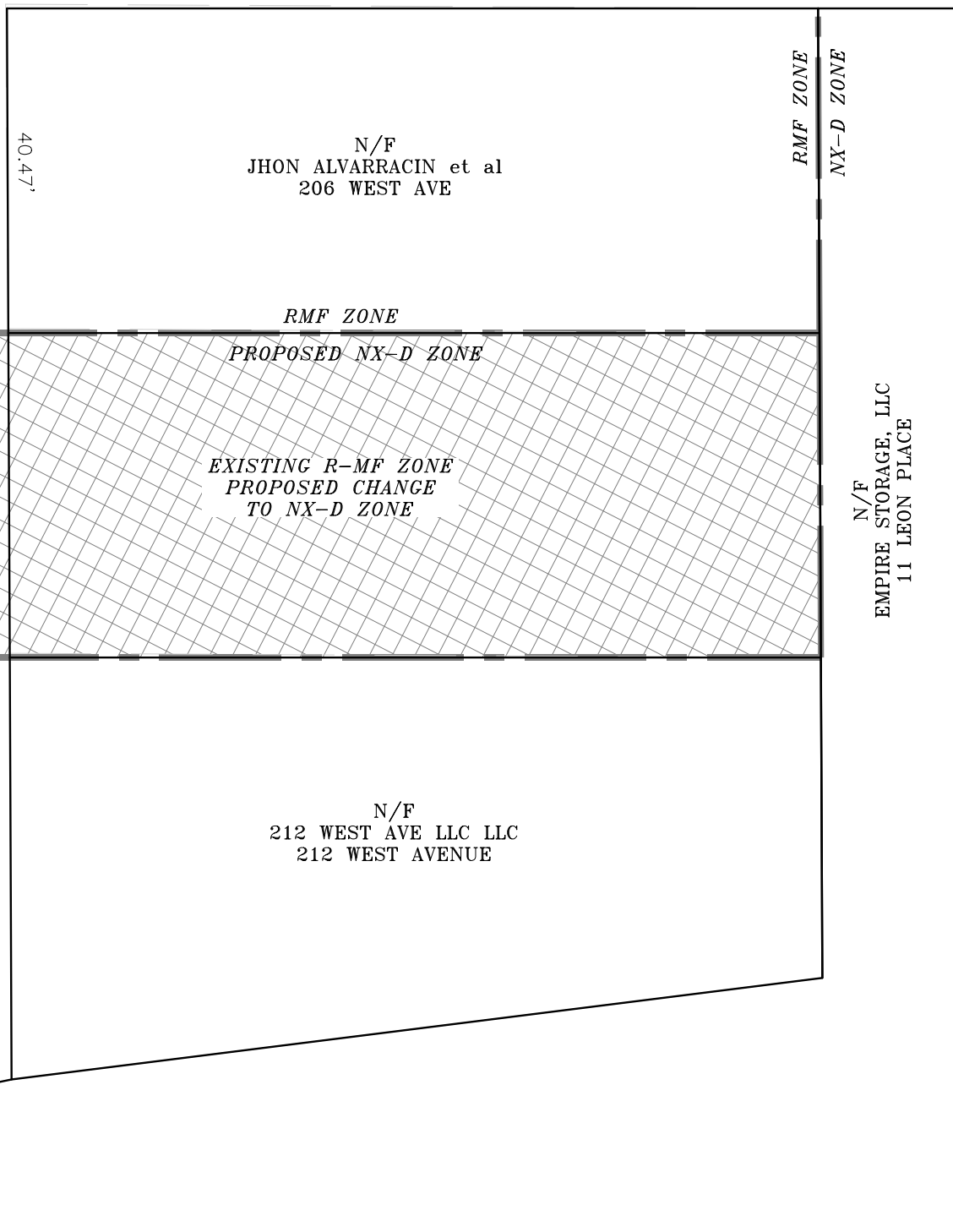
SCHEDULE B – ZONING COMPARISON CHART

Zoning Standard	R-MF Zone	NX-D (Commercial and Industrial Uses)	Existing Conditions
Min. Lot Area	5,000 sf	10,000 sf	4,000 sf ¹
Min. Lot Frontage	50'	50'	40'
Max. Building Coverage	30%	70% 80% on Corner Lots	The Property is currently vacant.
Residential Density	2,000 sf per unit	N/A	The Property is currently vacant.
Max. Building Height	4 stories/40'	60'/4 stories (whichever is less). Building must be setback additional 10' from 45' upward.	The Property is currently vacant.
Max. FAR	N/A	1.0 1.5 for sites used exclusively for Self-Storage Facility purposes. ²	The Property is currently vacant.
FY Setback	15' from street line/40' from center line	10'. 15' if no active ground floor inclusive of a 5' planted buffer.	The Property is currently vacant.
SY Setback	8' one side/18' both sides	N/A within 70' of a Street Line. 10' beyond 70' of a Street Line.	The Property is currently vacant.
RY Setback	30'	10'	The Property is currently vacant.
Max. Lot Coverage	N.A	90%	The Property is currently vacant.
Usable Open Space	75 sf per unit	N/A	The Property is currently vacant.

¹ Upon rezoning Property will be rezoned to the NX-D Zone, and consolidated into the adjacent parcel at 11 Leon Place, which is currently 50,475 sf.

² Pursuant to proposed Text Change

LEON PLACE (50' WIDE)



40.47'

N/F
JHON ALVARRACIN et al
206 WEST AVE

RMF ZONE
NX-D ZONE

RMF ZONE

PROPOSED NX-D ZONE

EXISTING R-MF ZONE
PROPOSED CHANGE
TO NX-D ZONE

N/F
EMPIRE STORAGE, LLC
11 LEON PLACE

N/F
212 WEST AVE LLC LLC
212 WEST AVENUE

RMF ZONE

PROPOSED NX-D ZONE

WEST AVE

RMF ZONE

NX-D ZONE

EDWARD J. FRATTAROLI, INC.
Land Surveyors • Engineers • Land Planners
 62 Mill River Street Sept. __, 2023
 Stamford, Connecticut 203-359-2235

Figure Title:
 ZONE CHANGE
 Project: EMPIRE STORAGE, LLC
 208 WEST AVENUE

Scale:
 1"=20"
 Fig.No.
 1