

MAYOR
Caroline Simmons



DIRECTOR OF OPERATIONS
Matthew Quiñones

LAND USE BUREAU CHIEF
Ralph Blessing

CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION

888 WASHINGTON BOULEVARD
STAMFORD, CT 06904 -2152

RECEIVED

MAY 8 2023

ZONING BOARD

To: Vineeta Mathur, Principal Planner, Land Use Bureau
From: David W. Woods, AIA, NCARB, LEED-AP
Subject: Commission Resolution for 22-24 Dolsen Place
Date: May 5, 2023
Application: ZB Application #223-19 - 22-24 Dolsen, LLC

At the HPAC Regular Meeting held Tuesday, May 2, 2023, the Commission was presented with the design concept for renovation/restoration of a residential structure at 22-24 Dolsen Place. It is understood a single unit will be added within the building and the exterior will be restored. The project has been submitted for consideration under Section 7.3 of the Zoning Code. The following is a record of the Commission's discussion.

The Commission would like to commend the Owner for filing a Section 7.3 application to save this important structure. By unanimous vote, the Commission supports the design concept plans presented with these important comments and issues to be included in the design:

1. Additional research of the original building design should be done to verify the selection of materials and details.
2. The members will require the Owner use Hardi plank siding instead of vinyl. It is understood the color is to be selected and reviewed by HPAC. PVC (composite wood) trims are also allowed.
3. A materials, finishes, and color elevation document should be submitted to the Commission for final review and approval.
4. Selection and details for the windows (matching the original intent) will need to be provided to the Commission for review.
5. Selection, details, and design for the front porch, railings and posts will need to be provided to the Commission for review.

The Commission requests the Development Team return progress plans and details for further review. It is generally agreed the plans can be submitted to the Land Use Bureau for Commission review and can be done online electronically for a final vote by the members. If the Owner wishes to take exception to the notes provided, he/she has the option to return to the Commission for a public presentation and a final vote.

In granting support for the project design, the Commission understands the Owner will submit the reconstruction to the City's Cultural Resources Inventory.

HPAC understands the Land Use Boards may have other considerations for review that are beyond the scope of HPAC recommendations. Those may include bonuses, set-backs, parking and landscape improvements, which are under the Zoning Code and not a part of HPAC review.

David W. Woods, AIA, NCARB
Chair, Historic Preservation Advisory Commission.

April 4, 2023

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

Re: 24 Dolsen Place - Special Permit, Site & Architectural Plans and Requested Uses, and Cultural Resources Inventory Applications

Dear Mr. Blessing and Board Members,

As discussed, on behalf of our client, 22-24 Dolsen LLC, enclosed please find applications and supportive materials to facilitate the rehabilitation of a historic building with the addition of one residential unit. All work will be done within the existing building envelope. Application details and design elements are described further in the attached Project Narrative and reflected in the enclosed plans.

In support of the applications, enclosed please find:

1. Checks totaling \$1,960 for:
 - Special Permit Fee: \$460;
 - Public Hearing Fee: \$1,000; and
 - Stamford Cultural Resources Inventory (CRI) Fee: \$500;
2. Application forms:
 - Special Permit;
 - Site and Architectural; and
 - CRI.
3. Project Narrative;
4. Historic Statement;
5. Drawing List;
6. General Property Description;
7. Zoning Data Chart;
8. Aerial Exhibit;
9. Zoning Location Survey;
10. Architectural Plans and Elevations;
11. Site Plans and Drainage Exemption Forms; and
12. Letter of Authorization.

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 exciting redevelopment.

Sincerely,



Raymond R. Mazzeo, AICP

Enclosures

CC: V. Mathur, Principal Planner

April 4, 2023

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

Re: *24 Dolsen Place*
Special Permit, Site & Architectural Plans and Requested Uses, and
Cultural Resources Inventory Applications

Dear Mr. Blessing and Board Members,

As you may be aware, we have submitted applications on behalf of 22-24 Dolsen LLC for a Special Permit, Site & Architectural Plans and/or Requested Uses, and Cultural Resources Inventory applications for the above referenced property.

Please let this letter serve as our formal request for members of the consultant team to speak, should the Planning Board have any questions for the applicant at the forthcoming referral meeting. Please let us know if you have any questions or would like additional information.

Sincerely,



Raymond R. Mazzeo, AICP

Enclosures

CC: V. Mathur, Principal Planner
Development Team
Interested Parties



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 filing 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): 22-24 Dolsen LLC

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): 24 Dolsen Place (000-7340)

ADDRESS OF SUBJECT PROPERTY: 24 Dolsen Place (000-7340)

PRESENT ZONING DISTRICT: R-MF

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: Please see attached Drawing List

REQUESTED SPECIAL PERMIT: (Attach written statement describing request)

Please see attached Project Narrative

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)

Please see attached General Property Description

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

NAME & ADDRESS

LOCATION

22-24 DOLSEN LLC
 118 MAYAPPLE ROAD
 STAMFORD, CT 06903-1307

24 DOLSEN Place
 Stamford, CT

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? NO (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).



DATED AT STAMFORD, CONNECTICUT, THIS 23 DAY OF March 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
 COUNTY OF FAIRFIELD ss STAMFORD March 23 2023

Personally appeared Raymond R. Mazzeo, 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. #: _____ Received in the office of the Zoning Board: Date: _____

By: _____



APPLICATION FOR APPROVAL OF SITE & ARCHITECTURAL PLANS AND / OR REQUESTED USES

Complete, notarize, and forward **thirteen (13) hard copies and one (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 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 –WITHOUT GDP

Site Plans 20,000 sq. ft. or less of building area application fee –without GDP	\$460.00
Site Plans more than 20,000 sq. ft. of building area-application Fee –without GDP	\$460.00 + \$30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

Fee Schedule –WITH GDP

Site Plans 20,000 sq. ft. or less of building area application fee –with GDP.	\$260.00
Site Plans more than 20,000 sq. ft. of building area-application Fee –with GDP.	\$260.00 + \$10 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

APPLICANT NAME (S): 22-24 Dolsen LLC

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): 24 Dolsen Place (000-7340)

ADDRESS OF SUBJECT PROPERTY: 24 Dolsen Place (000-7340)

PRESENT ZONING DISTRICT: R-MF

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: Please see attached Drawing List

REQUESTED USE: Please see attached Project Narrative

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)

Please see attached General Property Description

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

<u>NAME & ADDRESS</u>	<u>LOCATION</u>
22-24 DOLSEN LLC 118 MAYAPPLE ROAD STAMFORD, CT 06903-1307	24 DOLSEN Place Stamford, CT

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? NO (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).



DATED AT STAMFORD, CONNECTICUT, THIS 23 DAY OF March 2023

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
ss STAMFORD March 23 2023
COUNTY OF FAIRFIELD

Personally appeared Raymond R. Mazzeo, 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. #: _____ Received in the office of the Zoning Board: Date: _____

By: _____

Revised 09/02/2020



APPLICATION FOR APPROVAL OF ADDITIONS TO THE STAMFORD CULTURAL RESOURCES INVENTORY (CRI)

Complete, notarize, and forward **nine (9) hard copies and one (1) electronic copy in PDF format** to Clerk of the Zoning Board.

NOTE: For Applicants requesting bonuses pursuant to Section 7.3.C shall be required to pay a \$500 per property for enlistment on the Cultural Resources Inventory pursuant to Sec. 29-6.2.of the Stamford Code. No fee required if no bonuses are sought at the time of application for enlistment on the Cultural Resources Inventory. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

- THIS APPLICATION IS FOR LISTING OF PROPERTIES ON THE CRI ONLY (No bonuses sought).
- THIS APPLICATION IS FOR LISTING OF PROPERTIES ON THE CRI IN CONJUNCTION WITH BONUSES SOUGHT UNDER SECTION 7.3.C (Please attach letter supporting the listing written by a Qualified Historic Preservation Expert.)

APPLICANT NAME (S): 22-24 Dolsen LLC

APPLICANT ADDRESS: c/o Redniss & Mead - 22 First Street, Stamford, CT 06905

APPLICANT PHONE #: 203-327-0500 APPLICANT EMAIL: r.mazzeo@rednissmead.com

ADDRESS OF SUBJECT PROPERTY(S): 24 Dolsen Place (000-7340)

PRESENT ZONING DISTRICT: R-MF

PRESENT HISTORIC DESIGNATION: NATIONAL _____ STATE _____ LOCAL X

REQUESTED HISTORIC DESIGNATION ON CRI: SITE _____ STRUCTURE X DISTRICT _____

YEAR OF CONSTRUCTION OF SITE/BUILDING(S): 1900

CURRENT USE OF SITE/BUILDING See enclosed descriptions

LOCATION: (Attach legal description of property obtained from the Tax Assessor's office including block and lot information)
See enclosed General Property Description

STATEMENT OF SIGNIFICANCE & APPLICABLE CULTURAL RESOURCES INVENTORY CRITERIA

(Mark "x" in one or more boxes for the criteria qualifying the property for Cultural Resources Inventory listing.)

- A. PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF STAMFORD'S HISTORY.
- B. PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN STAMFORD'S PAST.
- C. PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUES, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.
- D. PROPERTY HAS YIELDED, OR IS LIKELY TO YIELD, INFORMATION IMPORTANT IN PREHISTORY OR HISTORY.

NARRATIVE STATEMENT OF SIGNIFICANCE (Please include/attach a Statement with at least one paragraph for each area of significance. Attach additional sheets, if necessary)

See enclosed descriptions.



ATTACH THE FOLLOWING IN SUPPORT OF THE CRI DESIGNATION:

1. Site survey
2. Site and building photographs along with a key map and description/title of photographs
3. National/State/Local historic register documentation if applicable
4. Other documents supporting architectural/cultural significance such as journal articles or news/book references if applicable.
5. Letter from Qualified Historic Preservation Expert (For CRI listing in conjunction with Section 7.3.C bonuses).

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

NAME & ADDRESS OF OWNER

ADDRESS OF PROPERTIES IN CRI REQUEST

22-24 DOLSEN LLC
 118 MAYAPPLE ROAD
 STAMFORD, CT 06903-1307

24 DOLSEN Place
 Stamford, CT

DATED AT STAMFORD, CONNECTICUT, THIS 3 DAY OF April 2023

SIGNED: 

NOTE: If applicant wishes to withdraw the application, this must be done in writing, and be received by the Land Use Bureau 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 scheduled hearing date will not be rescheduled within 90 days.

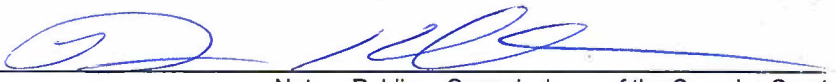
STATE OF CONNECTICUT

ss STAMFORD April 3 2023

COUNTY OF FAIRFIELD

Personally appeared Raymond R. Mazza, 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



Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. #: CRI _____ Received in the office of the Zoning Board: Date: _____

Referred to Historic Preservation Advisory Commission Date: _____

By: _____

Fee collected for CRI listing in conjunction with Section 7.3.C bonuses

No Fee required for CRI listing only

03/03/21

Project Narrative
24 Dolsen Place
Special Permit, Site & Architectural Plans and Requested Uses, and Cultural Resources
Inventory Applications
April 4, 2023

1. Introduction/Background

22-24 Dolsen LLC is the applicant and recent owner of 24 Dolsen Place. They are proposing to preserve and restore the approximately 123-year-old historic building and reconfigure the interior to accommodate a third dwelling unit. Other than the removal of a shed and exterior staircase, there are no proposed changes to the site. The property is approximately 4,744 square feet located on Dolsen Place within Master Plan Category 4 (Residential – Medium Density Multifamily) and the R-MF (Multiple Family Residence Design District) zone.

To facilitate the preservation and additional unit, the applicant has submitted applications for Special Permit, Site & Architectural Plans and Requested Uses, and CRI.

2. Surrounding Area

Dolsen Place is a one-way street that connects from Bedford Street to North Street, and sits just north of the Downtown in Master Plan Category 4 (Residential – Medium Density Multifamily). Neighboring Zoning districts include R-MF (Multiple Family Residence Design District), C-B (Community Business), MX-D (Mixed Use Development), and R-H (Multiple Family High Density Design).

Dolsen Place is comprised of mostly of multi-family residential properties and the Stamford Suites hotel at the corner of Bedford Street and Dolsen Place. The Site is in walking distance of both Ridgeway Shopping Center, Scalzi Park, and Downtown Stamford and is situated just less than a mile from the Stamford Transportation Center. With sidewalks on both sides of the street, the site enjoys the advantages of walkability to a vibrant mixed-use community including shops, restaurants, and parks.

3. Project Area/Development Site

24 Dolsen place was a part of a larger 2.3-acre parcel that was owned by various long time Stamford residents and subdivided 1886. The building was constructed between 1900-1906 where Edward and Anna Dolsen purchased it.

The property is legally nonconforming with regard to several Zoning standards, including minimum lot size, minimum frontage, front setback, side setback, light & air, and building coverage. The proposed changes will not increase any of these nonconformities and will reduce building coverage by removing the accessory shed.

The building is currently designated as a 2-family home; but over the years the building had been reconfigured and used as a rooming house hosting up to 40 people. The house had makeshift partitions that subdivided original living spaces, closets that were transformed to be rentable bedrooms, and several illegal bathrooms. The years of mismanagement have led to widespread damage that requires remediation, maintenance and ongoing management.

The property is served by a single driveway with parking in the rear that has been shown to serve 3-4 vehicles and an accessory shed structure.

4. Proposed Restoration and Rehabilitation

The proposed historic rehabilitation will include the removal of an accessory shed in the rear yard as well as a wooden staircase that leads to a 3rd floor entrance. A first-floor deck will also be removed. The vinyl siding will be replaced with a more natural-looking material (likely wood, Hardie or something similar). Windows and doors will be replaced. The front porch will be restored to maintain its historic character.

The interior of the home will be reconfigured to add a 1-bedroom unit to the two existing 3-bedroom units – all within the existing building envelope¹. All three units will continue to be served by the existing driveway and parking. The removal of the shed and rear staircase should make parking for 4 vehicles feasible, without adding any additional impervious areas. A plan depicting 3 conforming spaces with appropriate setbacks and planted buffers has been submitted.

5. Conformity with Stamford Zoning Regulations and Master Plan

The Master Plan for the site is Category 4 which has a stated intent to “provide for and protect medium-density multifamily development”, which the applicant does by enhancing, protecting, and preserving the existing multifamily home while adding an additional 1-bedroom unit.

Section 7.3 of the Regulations is intended to “encourage the preservation, rehabilitation, enhancement and adaptive re-use of historic buildings.” The proposed application embodies these goals and complies with the collective standards of all applicable Master Plan and Zoning Regulations. See further details on the submitted Site and Architectural plans.

6. Action Items

To facilitate the rehabilitation, the applicant has submitted applications for approval by the Zoning Board for the following applications and specified requests.

A. Special Permit

¹ The 1-bedroom unit may be converted to include additional bedrooms depending on the future potential fit-out of existing basement space.

The application for Special Permit includes:

- i. Pursuant to Section 7.3.C.3.a, Applicant requests a parking standard of 1 space per unit. This standard is intended to enable the preservation of historic buildings, particularly where their location and footprint limit the ability to provide off-street parking.

The property is well-situated on the outskirts of the Downtown within walking distance to shops, restaurants and service business. It boasts a Walk Score of 92 (Walker's Paradise), a Transit Score of 68 (Good Transit), and a Bike Score of 77 (Very Bikeable). Dolsen Place is a one-way street with parallel parking spaces on both sides.
- ii. Pursuant to Section 7.3.C.4.a.2.a, Applicant requests a bonus of 0.63 dwelling units (approximately 26% above the base density otherwise permitted) where up to 50% may be requested.
- iii. Pursuant to Section 12.D.1.g, Applicant requests a modification of the dimensions of Parking Spaces and circulation aisles to allow the driveway to accommodate up to 4 parking spaces in a similar fashion as the existing onsite parking. A plan showing 3 conforming parking spaces has been submitted. However, there is also the opportunity to reuse the existing driveway similarly to how it has been used historically and fit 4 cars in a reasonable manner. The existing conditions would be improved with the removal of the existing shed and 3rd floor staircase.

B. Site and Architectural Plans & Requested Uses

The Applicant requests approval for the proposed additional unit, architectural improvements, removal of accessory structures, and reuse of existing driveway and parking areas.

Included in the request, and pursuant to §12.K.5, Applicant is seeking administrative approval of the Zoning Board for sidewalks narrower than the prescribed 10' in width. Dolsen Place currently maintains a sidewalk width of approximately 5' along the site frontage and neighboring properties. Creating a 10' sidewalk is infeasible, as it would require a removal of the front porch and steps, as well as a transition to and from the 5' sidewalks that exist at either end of the property boundaries.

C. Cultural Resources Inventory (CRI)

Pursuant to Section 7.3.C, the Applicant is requesting the structure be added to the CRI. A statement from a Qualified Historic Preservation Expert is enclosed.

7. Conclusions

The proposed historic rehabilitation embodies many of the goals of both the R-MF Zoning District, Section 7.3, and the Master Plan by preserving and enhancing this historic multi-family home. The preservation will be an asset to the neighborhood and overall Stamford community.

8. Statement of Findings

I. The above referenced specific Special Permit requests are integral to the development project as a whole. Thus, for purposes of demonstrating compliance with the standards and conditions below, the entire development proposal is considered. The Applicant submits that all applicable criteria contained in Stamford Zoning Regulations are met for the following specific reasons:

a. *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 location, size, and configuration of the existing structure is not changing.

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 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.*

There are no anticipated objectionable impacts or potential disturbances to nearby properties. The applicant seeks to remediate past illegal units and formalize a 3-unit multifamily home, which is in line with other properties in 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.*

Traffic can be safely and adequately accommodated on the surrounding streets, and the residential use will not adversely impact any peak traffic demand.

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

The surrounding area will benefit from the preservation of the historic structure and there are no impairments to future development as a result of the proposal.

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

The site lies within Master Plan Category 4 (Residential – Medium Density Multifamily) and meets the goals of the category, as previously stated herein. The plan also furthers

many other policy goals of both the City in general and the Downtown neighborhood specifically. Some of those policy goals include:

- **6A:** Maintain residential neighborhood character.
- **6A.1:** Balance new development with preservation of existing residential communities.
- **6B.3:** Encourage rehabilitation and sound management of small multifamily buildings.
- **6C.2:** Promote development of a variety of housing types.
- **6D:** Preserve Historic Buildings and Districts
- **6D.3:** Support regulations that preserve Stamford's historic character.
 - **6D.3a** Promote zoning incentives for historic preservation and adaptive reuse
 - **6D.3b** Authorize local designation of historic districts and landmarks

II. Pursuant to Section 19.C.2 of the Zoning Regulations, the Zoning Board must find 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.

The Applicant is proposing to rehabilitate an existing building in need of significant repair and restore it to its former historic beauty. The Applicant submits that the proposal and the associated Special Permit requests, which are inextricably intertwined, are in accord with the public convenience and welfare.

Historic Report on 22-24 Dolsen Place

In April 1886, an approximately 2.3-acre parcel of land bounded to the east by Bedford Street and to the south by North Street was owned by multiple people. Emeline Hoyt, John R. and Sarah A. Scofield, John A. Brown, Charles Brown, Stephen J. and Harriet Paterson entered into a contract with attorney Franklin K. Sowers to subdivide this parcel into building lots. By September, the subdivision was complete. Twenty-one new building lots had been platted, the internal 13 of which were accessible by a newly laid road called Sowers Street. Per the contract, ownership of the new building lots was transferred to Sowers.

Franklin “Frank” Sowers retained his interests in the properties for the next almost four years. In 1890, he began to sell the lots, several of which, including Lot 11, were sold to Isaac Dunn. By 1895, Dunn had developed this tract of land and together with the house, he sold his interests to David M. Barrett. Barret retained ownership for three years and then sold the property to local butcher John E. Todd.

Todd and his wife, Sally, purchased several of the Sower Street lots over the next decade and by 1906, they had acquired Lot 10. Although previous ownership could not be traced,¹ the house now known as 22-24 Dolsen Place had been constructed by this time. Based on census records alone, the house appears to have been built between 1900 and 1906.² The Todds relinquished ownership to both Lots 10 and 11 in 1906 to Edward and Anna Dolsen.

During the first quarter of the 20th century, Sowers Street, which was renamed Bedford Place by 1910, was home to young working-class families with multiple school-aged children. Heads of households made their living as chauffeurs, railroad conductors, shoe store clerks and bank tellers, although one house was occupied by sisters who worked as public-school teachers.

Edward and Anna Dolsen lived at 20 Bedford Place but began using the neighboring house (numbered 22-24) as an income-generating property. According to the 1920 census records, one side was rented to bachelor Galen C. Little, an agency collector who took care of his 70-year-old mother. The other was rented by dry-goods store clerk Madison Merritt who lived with her son, Ralph, who worked in a dental laboratory, and lodger Augustus Dolsen. Augustus, a departmental foreman for a local oil company, was Edward Dolsen’s brother. By 1930, the Littles had left and Edward’s daughter, Grace, had moved in with her husband, Lorenzo Finney, and two young children, Edward and Lorena.

It should be noted that over the next few decades, while number 22 continued to be inhabited by Grace and her family, the other side seems to have hosted a family plus several lodgers. This does not appear to be unusual for the neighborhood, especially for the two houses owned by the Dolsen family. After Grace moved next door, even Edward and Anna rented rooms to borders and lodgers. Hosting anywhere between one and five lodgers at a time, Edward and Anna seem to have preferred to rent to young

¹ The land record book in which the deeds are recorded is out for restoration.

² It is not recorded on the 1900 Federal Census, but is mentioned in a 1906 Warranty Deed from the Todds to Ed and Anna Dolsen (SLR 11:479).

female, public school teachers. By 1940, Edward and Anna, who lived at what is now 20 Dolsen Place, had converted their second floor to a separate apartment.

Edward and Anna Dolsen were a fixture on Bedford Place, so much so that in 1954, the Board of Representatives passed an ordinance renaming the street to Dolsen Place. Although Anna died in 1957, Edward remained a resident until his death in 1963 at the age of 100.

In recent years, 22-24 Dolsen Place has been mismanaged. The two-family house was internally rearranged to support more than two families with many lodgers. Hosting up to 40 people, the house had make-shift partitions that subdivided original living spaces, closets that were transformed to be rentable bedrooms, and six illegal bathrooms. This has led to widespread damage that now requires remediation and necessitates maintenance and management.

Historically, it is clear from documents that the original two-family house at 22-24 Dolsen Place was used to support more than just two families; it had additional rental spaces within each of its apartments. The current owner, Lou Silano, would like to remediate the issues listed above and rearrange the interior of the house to provide three rentable units. The area is extremely desirable as it has a high walk score with easy access to nearby amenities, offices, and public transportation and could be offered at more affordable prices than neighboring apartment complexes.

In my professional opinion, the proposed changes to the property would correct the issues created within the last twenty years and restore the external appearance of the building which is a piece of Stamford's developmental history and very much associated with the growth of the working class in the early 20th century. The creation of additional rental spaces is not out of step with the history of the house and conforms with the current neighborhood and multi-family residential units. Although modern social norms and personal preference looks toward delineated spaces for private residence, the tradition of renting rooms in each apartment that lasted through at least mid-20th century would be preserved.

Drawing List
24 Dolsen Place
Special Permit, Site & Architectural Plans and Requested Uses, and Cultural Resources Inventory
Applications
April 4, 2023

<u>Sheet #</u>	<u>Title/Description</u>	<u>Prepared by</u>	<u>Date</u>
<u>Civil</u>			
	Property Survey	K&A Land Surveyors LLC	12/6/2022
SE-1	Site Development Plan	Redniss & Mead	4/4/2023
<u>Architectural</u>			
A.1	Proposed Alterations Floor Plans	Fishell Architecture	2/8/2023
A.2	Proposed Alterations Elevations	Fishell Architecture	2/8/2023

General Property Description
24 Dolsen Place
Special Permit, Site & Architectural Plans and Requested Uses, and Cultural Resources
Inventory Applications
April 4, 2023

Block #: 115
Area: 4,744 ± SF

All those parcels of land commonly known as 24 Dolsen Place (000-7340), located in the City of Stamford, and described as follows:

Beginning at the intersection of the southerly side of Dolsen Place and the northeasterly corner of 28 Dolsen Place, said property is bounded by the following:

Northerly: 44'± by the southerly side of Dolsen Place;
Easterly: 109' ± by land n/f of Elzbieta Bobowicz (20 Dolsen Place);
Southerly: 44'± by land n/f of First North Real Estate LLC; and
Westerly: 107'± by land n/f of 28 Dolsen LLC (28 Dolsen Place).

24 Dolsen Place**Zoning Data Chart (RM-F and §7.3)**

	Required/Allowed	Existing	Proposed	Notes
Min Lot Area	5,000	4,744	No Change	Existing nonconformity to remain.
Min Street Frontage	50'	44'	No Change	Existing nonconformity to remain.
Max Building Stories	4	3	No Change	
Max Building Height	40'	35'±	No Change	
Max Building Coverage	30%	35%	31%	Existing nonconformity to be reduced. Shed and 3rd floor staircase to be removed.
Max Dwelling Units (Base)	Base: 2.4 Bonus: 3.6	2	3	Per §7.3.C.4.a.2.a $4,744 \div 2,000 = 2.4 + 1.2$ (50% increase) = 3.6
Min Building Setbacks				
Front	15'	12.3'	No Change	Existing nonconformity to remain.
Side	8'	4.6'	No Change	Existing nonconformity to remain.
Rear	30'	39'	No Change	
Accessory Building	5'	3'	n/a	Existing nonconformity to be removed.
Min Light & Air	20'	12.6'	No Change	Existing nonconformity to remain. $4.6' + 8'$ (adjacent setback requirement) = 12.6'
Min Parking	3	3-4	3-4	Per §7.3.C.3 (a): 1 space per DU. Existing driveway can accommodate 3 conforming spaces or 4 nonconforming spaces which the existing driveway has accommodated in the past.



AERIAL EXHIBIT
24 DOLSEN PLACE
STAMFORD, CT

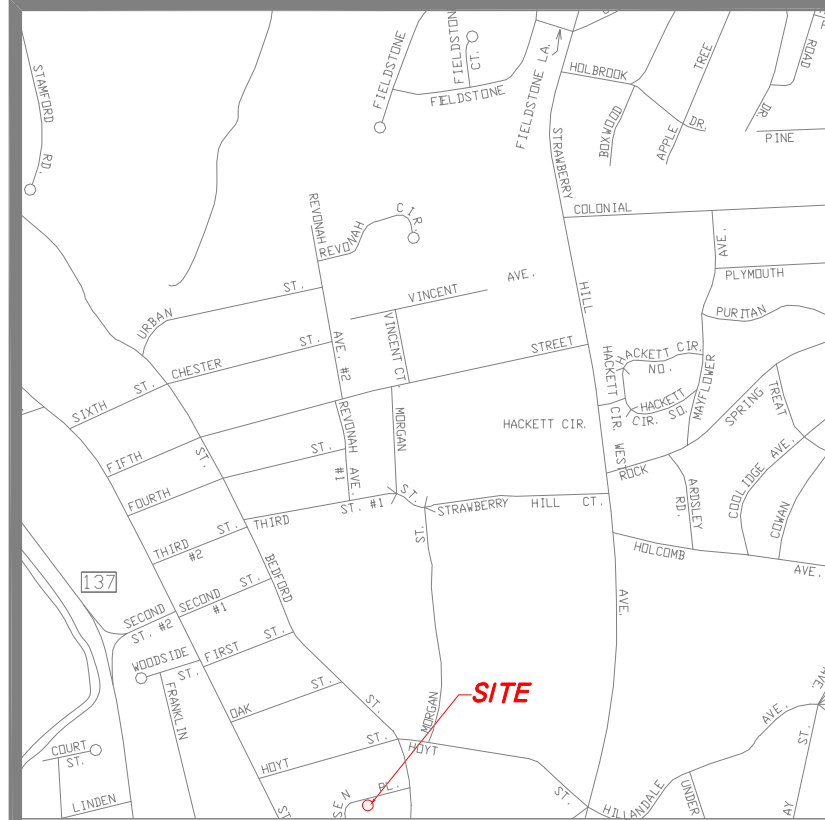


**REDNISS
& MEAD**

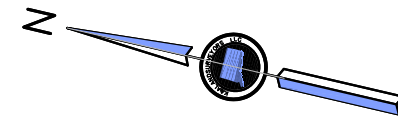
LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

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

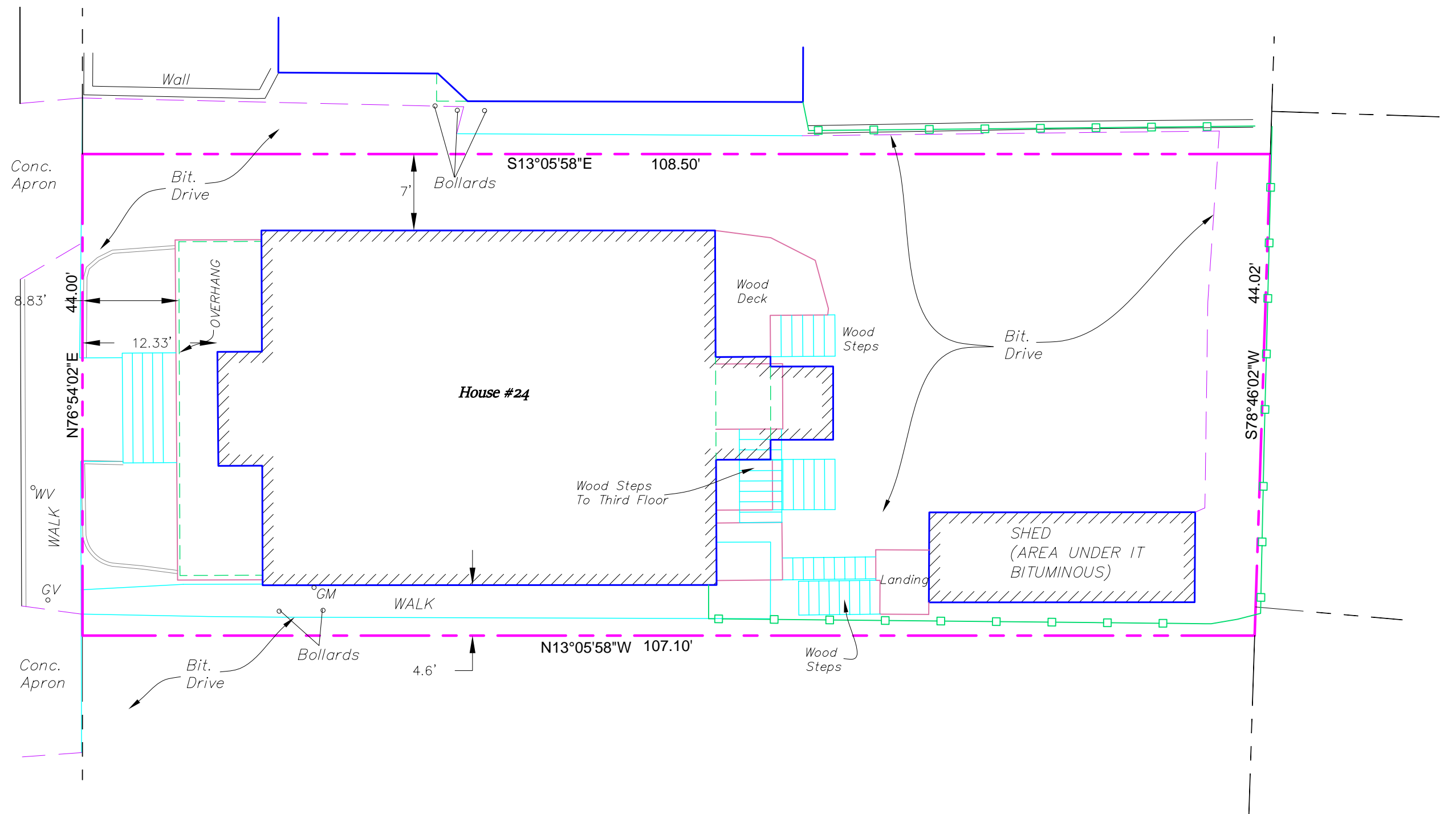
COMM. NO.:	DATE:
10649	3/21/2023
	SCALE:
	1"=60'



LOCATION MAP
NOT TO SCALE



DOLSEN PLACE (40' R.O.W)



SURVEY NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 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. ON SEPT. 26, 1996.

IT IS A ZONING LOCATION SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. THIS SURVEY WAS PREPARED FOR THE PURPOSE OF SHOWING THE AS BUILT CONDRIONS. THE USE BY OTHER PERSONS OR OTHER REASONS OTHER THAN STATED HEREON IS NOT VALID.

2. SURVEYED PARCEL IS SUBJECT TO PRIVATE AND OR PUBLIC RESTRICTIONS AND OR EASEMENTS OF RECORD IF ANY.

3. UNDERGROUND UTILITIES SHOWN HEREON-IF ANY ARE BASED ON THE VISIBLE STRUCTURES AT THE TIME OF THE SURVEY AND COMPILED FROM OTHER SOURCES AND THESE LOCATIONS ARE APPROXIMATE. ADDITIONAL UTILITIES ABANDONED OR IN USE MAY EXIST. PRIOR TO ANY EXCAVATION OR CONSTRUCTION CONTACT "CALL BEFORE YOU DIG": 1-800-922-4455.

REFER TO MAP #76 STAMFORD LAND RECORDS

**ZONE RM-F
LOT AREA
4,744 SQ. FT 0.11 ACRES**

BUILDING/LOT RATIO COVERAGE :	MAX. ALLOWED 30%	EXISTING 35.22%
--------------------------------------	-----------------------------	----------------------------

DATE: 12/06/2022
SCALE: 1"=10'
SHEET:
DWG NO:

ZONING LOCATION SURVEY
24 DOLSEN PLACE
STAMFORD, CONNECTICUT



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

W. Smith

WILLIAM SMITH L.S.#70315

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

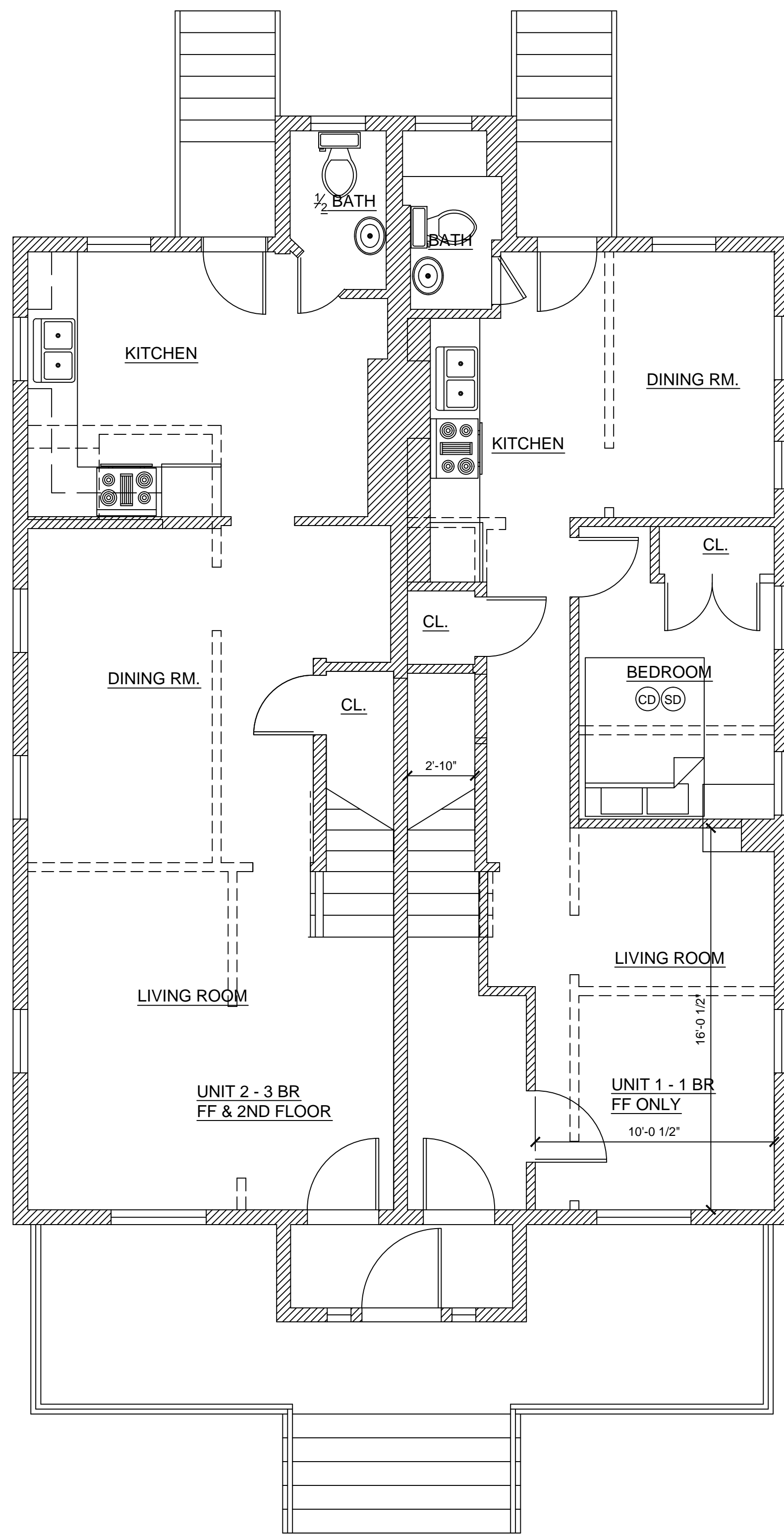
LEGEND:

- Iron Pin/Pipe (Found)
- /# Overhead Wires
- /E Electric Meter
- /M Mail Box
- /R Roof Leader
- /G Gas Meter
- Tree
- Utility Pole
- LS Landscaped Area
- Stockade Fence
- × Chain Link Fence
- Hedge/Edge Of Bush

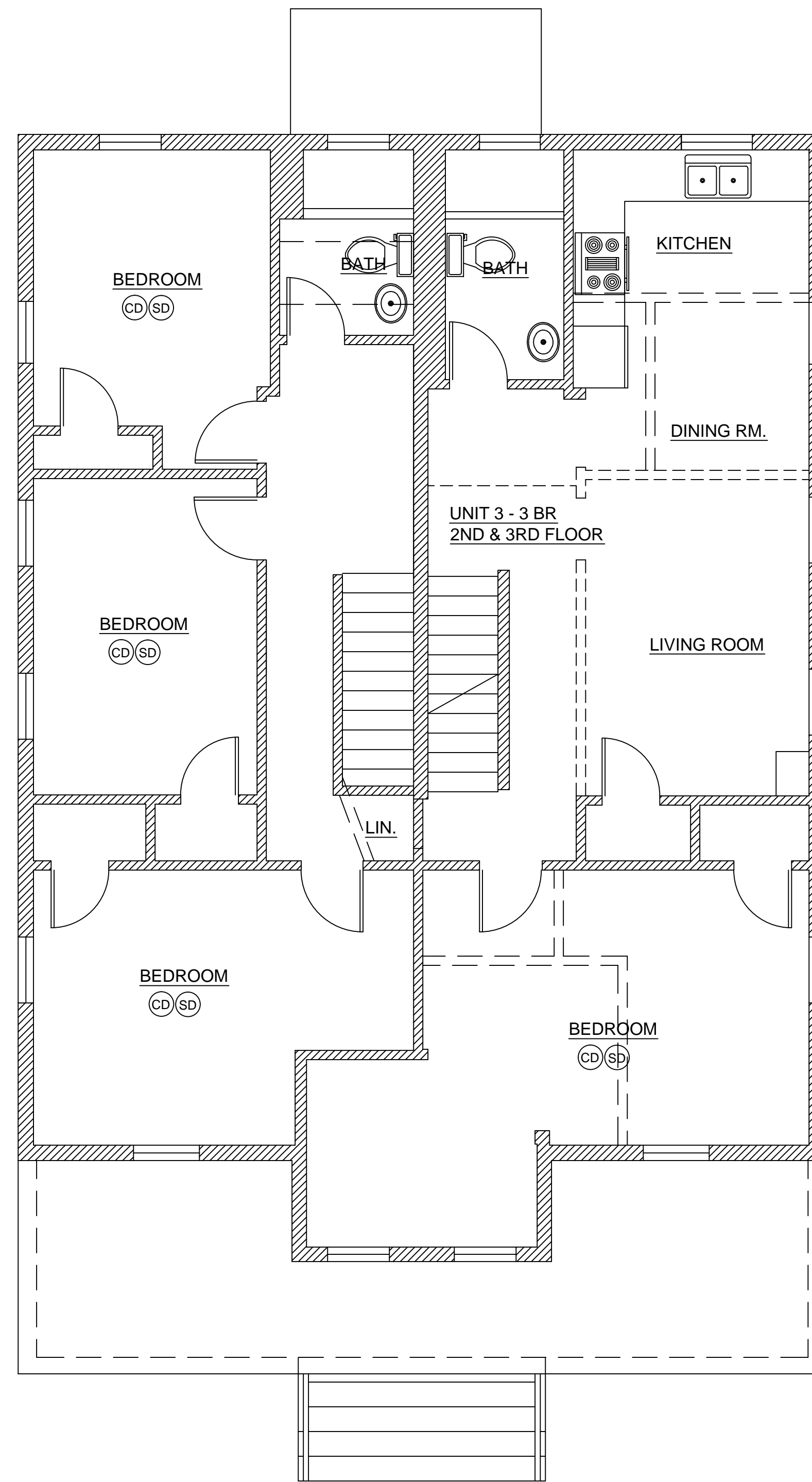
K&A LAND SURVEYORS LLC

1266 EAST MAIN STREET SUITE 700R
STAMFORD, CONNECTICUT 06902
(203) 274-0246

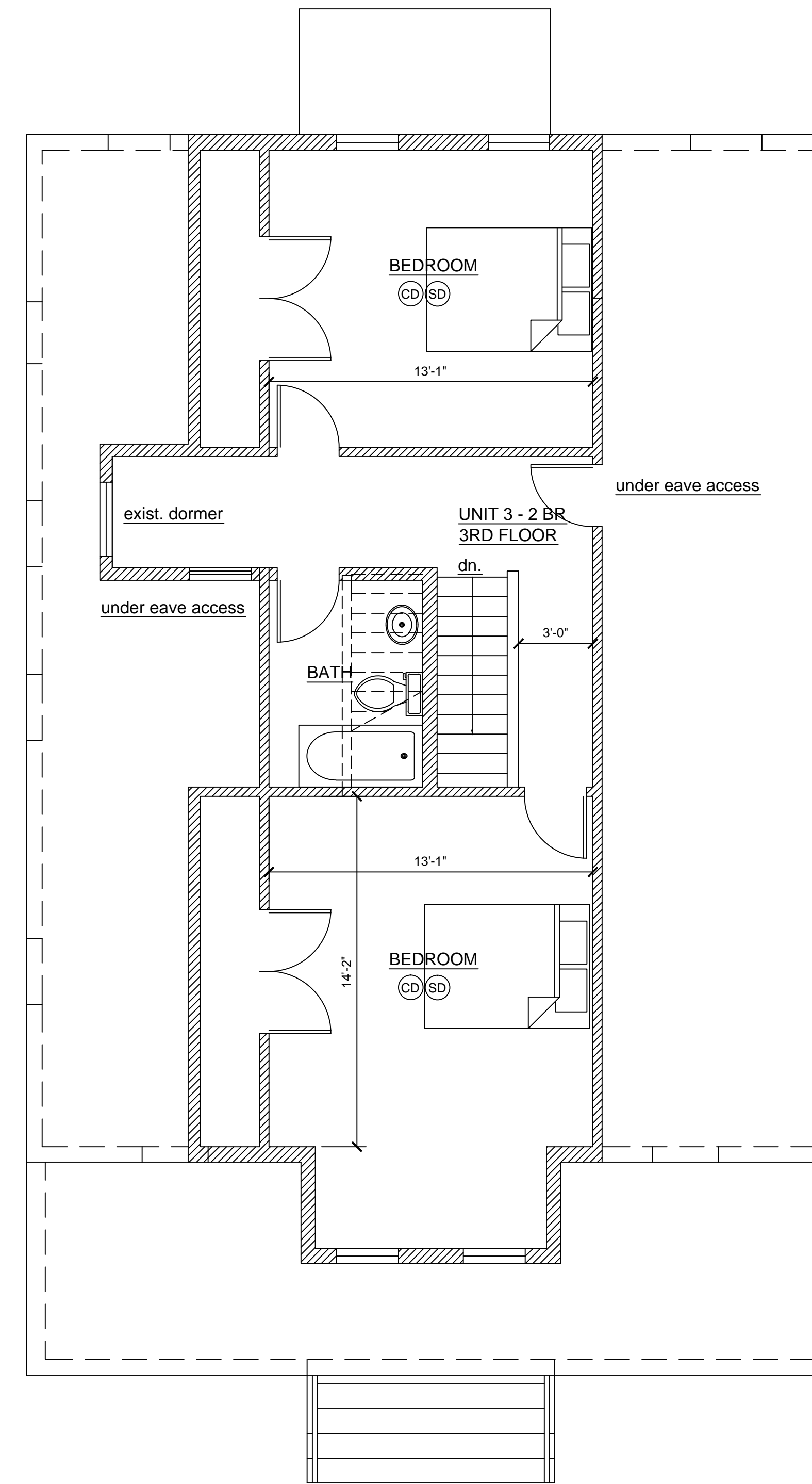
www.kalandurveyors.com



PROPOSED FIRST FLOOR PLAN
 24 DOLSEN PLACE
 STAMFORD, CT
 SCALE 1/8" = 1'-0"



PROPOSED SECOND FLOOR PLAN
 24 DOLSEN PLACE
 STAMFORD, CT
 SCALE 1/8" = 1'-0"



PRELIMINARY PROPOSED THIRD FLOOR PLAN (2 br)
 24 DOLSEN PLACE
 STAMFORD, CT
 SCALE 1/8" = 1'-0"

Proposed Alterations
 24 Dolsen Place
 Stamford CT

Engineer:

Engineer:



Residential / Corporate
 Commercial

36 Givens Avenue
 Stamford, CT 06902
 Phone: (203) 554-2526
 fishellarchitecture@yahoo.com

Owner
 24 Dolsen Place
 Stamford, CT

Drawing Title
 Proposed Alterations
 Floor Plans

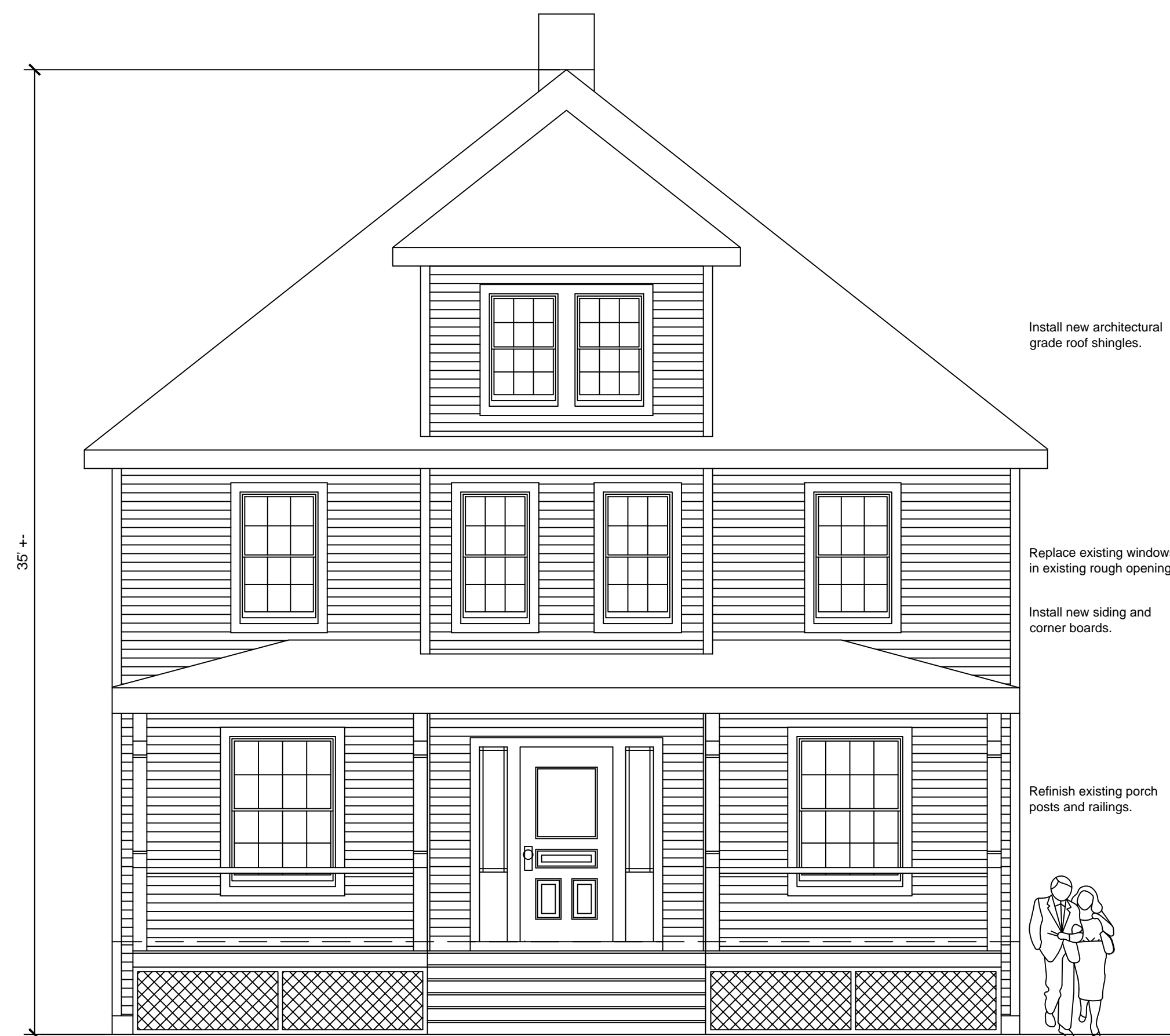
Signature: _____ North Arrow: _____

No.	Revision/Issue	Date

Scale
 1/2" = 1'-0"
 Date
 02.08.2023
 Drawn By
 LFF

Drawing No.
A.1

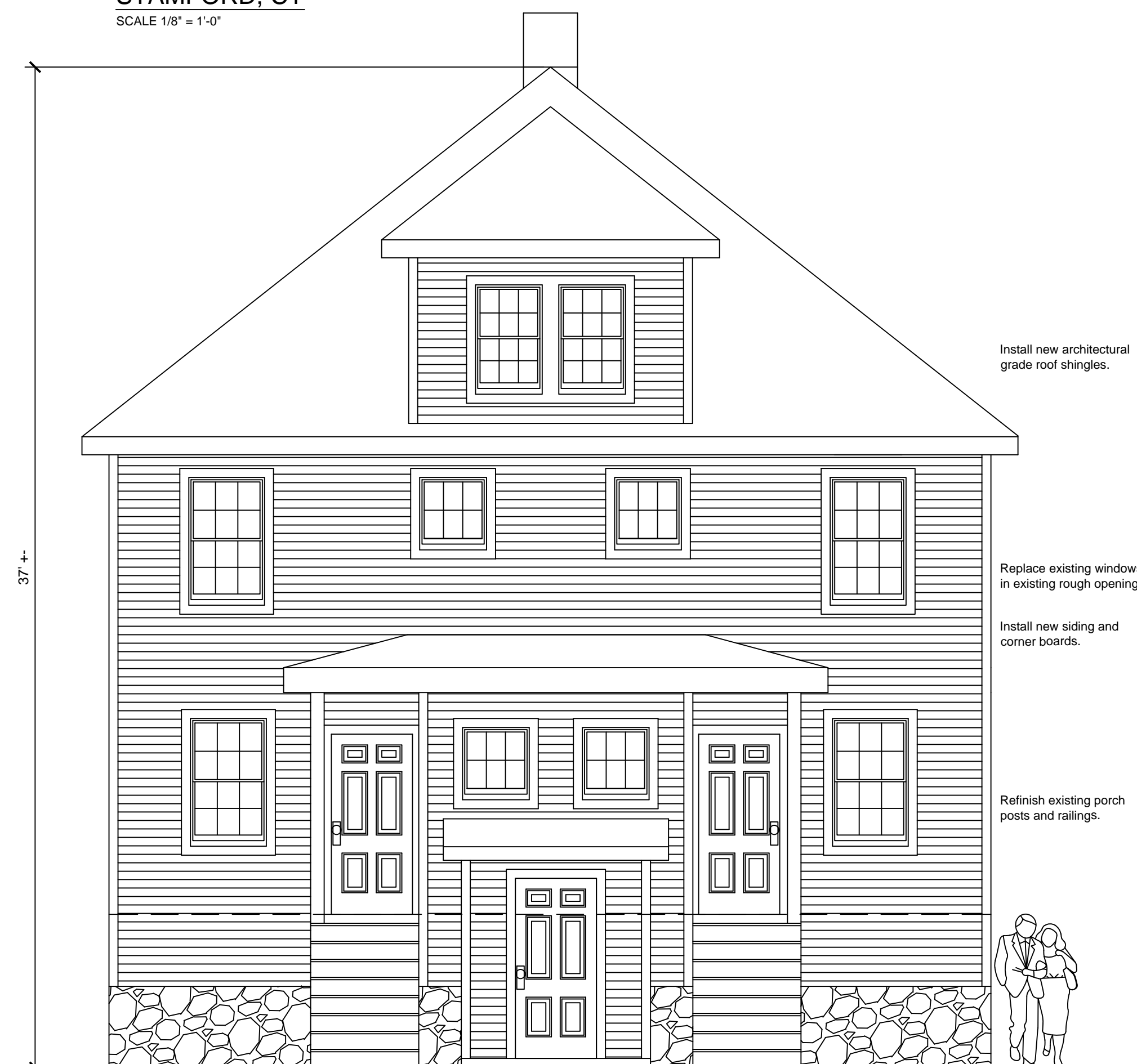
Proposed Alterations
24 Dolsen Place
Stamford CT



EXISTING NORTH (FRONT) ELEVATION
24 DOLSEN PLACE
STAMFORD, CT
SCALE 1/8" = 1'-0"



EXISTING WEST ELEVATION
24 DOLSEN PLACE
STAMFORD, CT
SCALE 1/8" = 1'-0"



PROPOSED SOUTH (REAR) ELEVATION
24 DOLSEN PLACE
STAMFORD, CT
SCALE 1/8" = 1'-0"



EXISTING EAST ELEVATION
24 DOLSEN PLACE
STAMFORD, CT
SCALE 1/8" = 1'-0"

Engineer:

Engineer:

Fishell Architecture
Residential / Corporate
Commercial
36 Givens Avenue
Stamford, CT 06902
Phone: (203) 554-2526
fishellarchitecture@yahoo.com

Owner
24 Dolsen Place
Stamford, CT

Drawing Title
Proposed Alterations
Elevations

Signature: _____ North Arrow: _____

No.	Revision/Issue	Date

Scale
1/2" = 1'-0"
Date
02.08.2023
Drawn By
LFF

Drawing No.
A.2

GENERAL NOTES:

- These drawings are intended only to depict the design of site utilities and sediment and erosion controls. These drawings are for approval purposes only. No construction may begin prior to obtaining all necessary permits and approvals.
- All survey data, boundary lines, topography, building locations and area calculations are from a survey prepared by K&A Land Surveyors, LLC entitled Zoning Location Survey dated December 6, 2022.
- No wetlands exist onsite.
- Refer to plans prepared by Fishell Architecture for information and design of the proposed buildings as received on February 8, 2023.
- Property lies in a RM-F zone.
- The property does not lie within the FEMA Flood Zone as shown on the Flood Insurance Rate Map Community No. 090015 Panel 0516 Suffix G, effective date July 8, 2013.
- All construction shall comply with City of Stamford requirements, the State of Connecticut Basic Building Code, Americans with Disabilities Act (ADA), the Connecticut Guidelines for Soil and Erosion and Sediment Control, OSHA, CT DOT Form 818 (latest edition).
- All development activities to be undertaken within the street right-of-way and other public lands shall comply fully with City standards unless approved deviation is specifically set forth as part of this application.
- Information on existing utilities has been compiled from various sources including utility company records, municipal record maps and field survey and is not guaranteed to be correct or complete. The contractor is solely responsible for determining actual locations and elevations of all utilities including underground services.
- The property is served by public water and sewers.
- Prior to any excavation the Contractor and/or Applicant, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark-out of underground utilities. Dig test pit(s) at utility crossing(s) to check actual clearances with new utilities prior to construction. If conflicts are found the contractor shall notify the engineer, at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid the conflict. Such relocation shall be done with knowledge of and in accordance with the owner of the utility.
- It shall be the responsibility of the contractor to provide any excavation safeguards, necessary barricades, flagmen, etc., for traffic control and site safety. All work shall be done in accordance with OSHA requirements. The contractor shall be responsible for compliance with OSHA requirements.
- When preparing the existing site for the proposed development, all materials removed shall be disposed of in conformance with all governing agencies.
- Sediment and erosion controls shall be maintained and repaired as necessary throughout construction until the site is stabilized.
- Prior to issuance of a Certificate of Occupancy, the Engineering Bureau will require a certification letter stating that the development was constructed in accordance to the approved plans, and an "as-built" survey shall be submitted.
- The Contractor is responsible for coordinating with a licensed surveyor to prepare a Final Improvement Location Survey - "as-built" plan. The Contractor is responsible to coordinate with a site engineer 48 hours prior to any inspections.
- To obtain a Certificate of Occupancy, submittal must include all items outlined in the Checklist for Certificate of Occupancy (Appendix D of the City of Stamford Drainage Manual).
- The Engineering Bureau and the inspecting engineer shall be notified by the contractor three (3) days prior to the commencement of each phase of construction.
- The work shall be done in conformance with the contract documents/plans unless changes have been approved in writing by the design engineer prior to the work being done.

PAVEMENT AND PAVEMENT MARKINGS:

- Areas of asphalt pavement that are disturbed by the construction of this project shall be replaced in accordance with the asphalt pavement repair detail. The finished grade of asphalt paving shall blend to existing grade and the edge of the concrete pavement smoothly with no slopes exceeding 4%.
- Existing features such as but not limited to walks, curbs, and pavement damaged by construction activities shall be repaired at no additional cost to the owner.
- New pavement markings shall be painted with epoxy resin paint in compliance with the CT DOT Form 818 Section 12.10 as revised.
- All pavement striping and replacement shall conform to the City of Stamford standards and the latest edition of AASHTO Highway Design Manual.

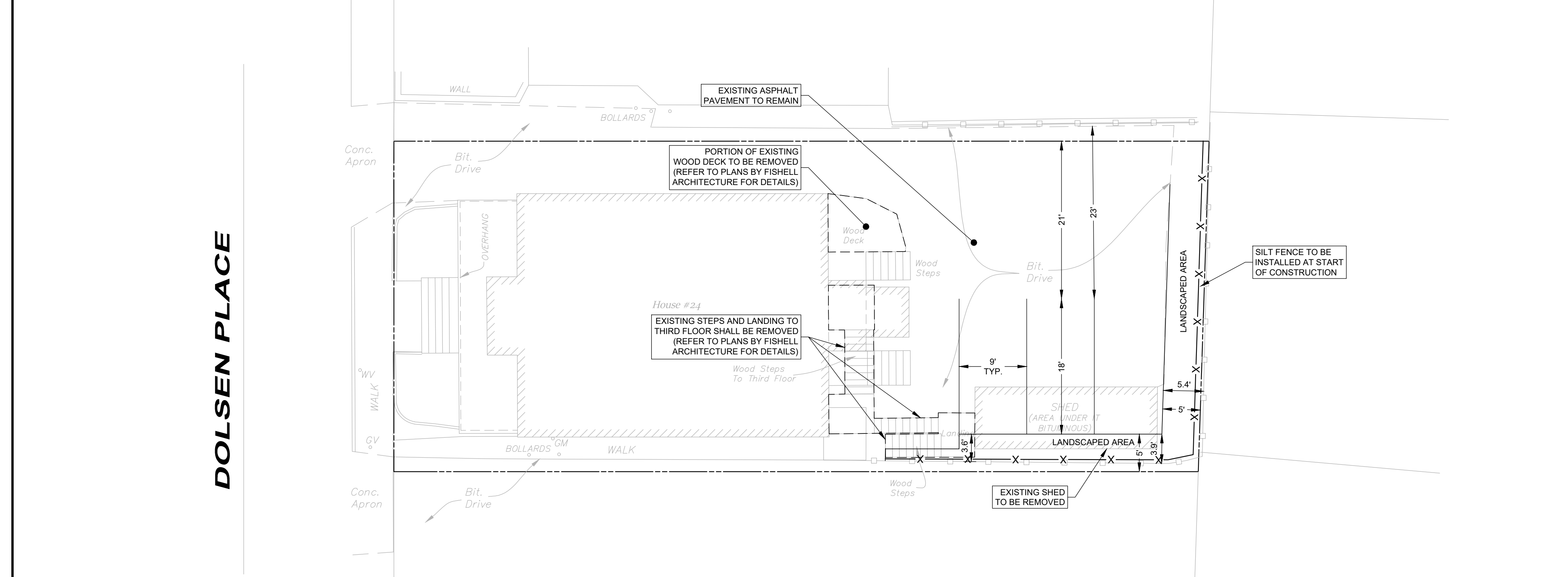
SEDIMENT AND EROSION CONTROL NOTES:

- Sheet SE-1 is intended to describe the soil sediment and erosion control treatment of this site only. For other details with respect to construction, see appropriate drawings.
- All sediment and erosion controls shall be done in conformance with the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated May 2002 prepared by The Connecticut Council on Soil and Water Conservation.
- The contractor is assigned the responsibility for implementing this sediment and erosion control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan notifying the Zoning Department of any transfer of this responsibility, and EPR that construction is to begin three (3) days prior to commencing work.
- Temporary sediment control measures must be installed in accordance with drawings and manufacturer recommendations prior to work in any upland areas.
- No construction or construction equipment or storage of materials will be allowed on the downhill side of the silt fence or within fenced off areas, except during construction of the proposed facilities shown beyond the fences.
- The location of each stockpile will vary throughout the construction period. Excavated silt and earth stockpiles shall be stored on site. Silt fence shall be placed at the base of the stockpile to prevent sediment from leaving the site and to protect storm drains, wetlands and watercourses.
- Silt fence shall be Mirafil envirofence, Amoco siltstop or equivalent approved by Site Engineer. Filter fabric used shall be Mirafil 100x or equivalent. Install silt fence according to manufacturer's instruction, particularly, bury lower edge of fabric into ground.
- Land disturbance shall be kept to a minimum. All disturbed area shall be planted in where permanent plantings are called for, as soon as practicable. Seed and mulch disturbed areas with grass seed where permanent plantings are not called for, as soon as practicable. Prepare seedbed (4" thick minimum) with topsoil. Seed, rake, roll, water and mulch areas according to mixes below. Water as often as necessary (up to 3 times per day) to establish cover. Mulch seeded areas at 1 to 2 tons/acre with salt hay. Maintain mulch and watering until grass is 3" high with 85% cover. Reseed or overseed if necessary.

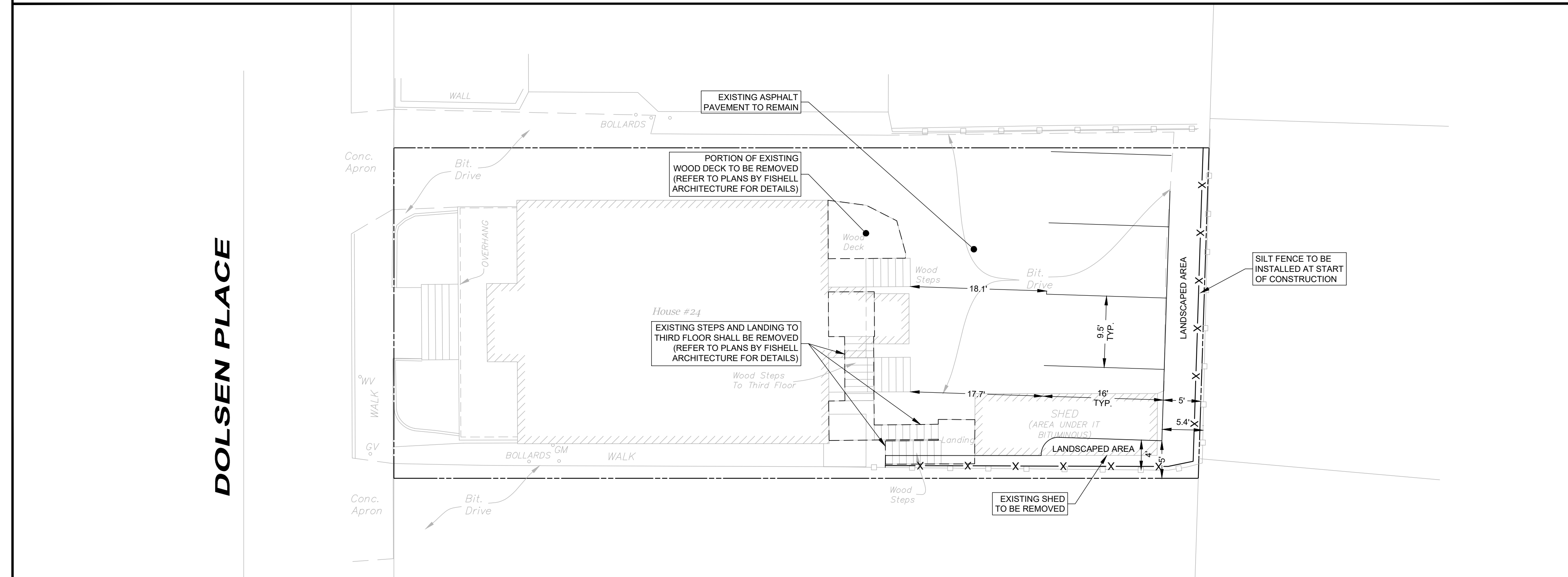
Temporary Seed Mix:	
Perennial ryegrass	40 lbs/ac. (1 lb/1000 sf)
Permanent Lawns:	
Kentucky Bluegrass	20 lbs/ac.
Creeping Red Fescue	20 lbs/ac.
Perennial Ryegrass	5 lbs/ac.
	45 lbs/ac. (1 lb/1000 sf)

Optimum Seeding Dates:
April 15 through June 15
August 15 through October 1

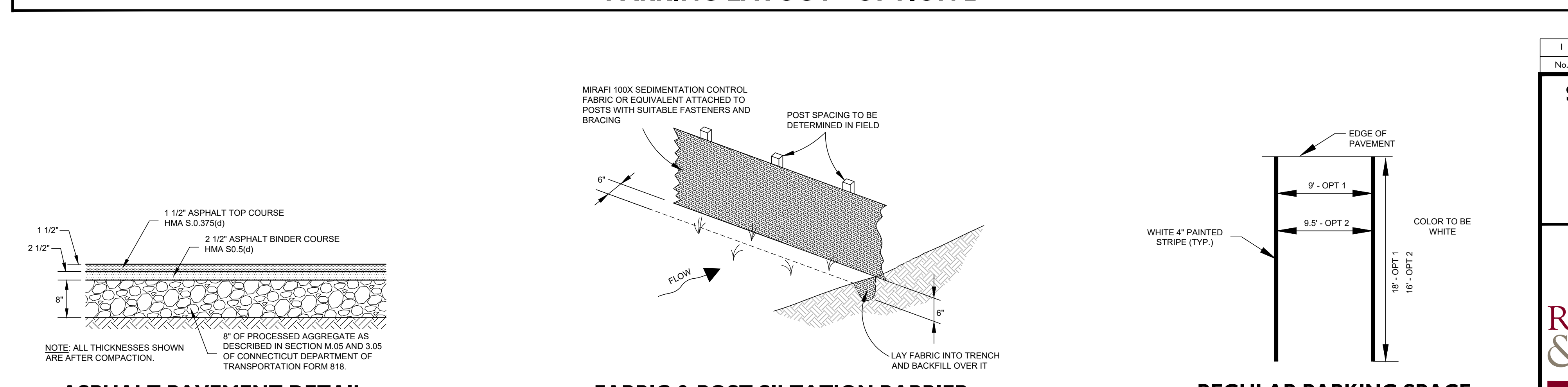
- If disturbed areas can not be seeded immediately due to the time of year, mulch area until seeding can occur; remove mulch and seed and remulch when season permits.
- Loaded trucks shall be covered as required to keep down dust.
- Affected portions of off site roads and sidewalks must be swept clean when required to keep down dust and prevent safety hazards or at least once a week during construction and as directed by Site Engineer.
- Dust control to be achieved with watering down disturbed areas as required.
- After each storm event or once bi-weekly, all sediment and erosion controls shall be inspected. Any corrective actions to mitigate environmental concerns will be ordered by the site engineer or environmental engineer. It is the Owner's responsibility to retain such consultant.
- Additional sediment and erosion control measures may be installed during the construction period if found necessary by the inspecting engineer or any Governing Agency.
- All permanent and temporary sediment control devices will be maintained in effective condition throughout the construction period until upland disturbed areas are thoroughly stabilized. Upon completion of work and stabilization of all upland areas, all temporary sediment control devices and tree protection should be removed from the site and any silt disposed of legally.



PARKING LAYOUT - OPTION 1



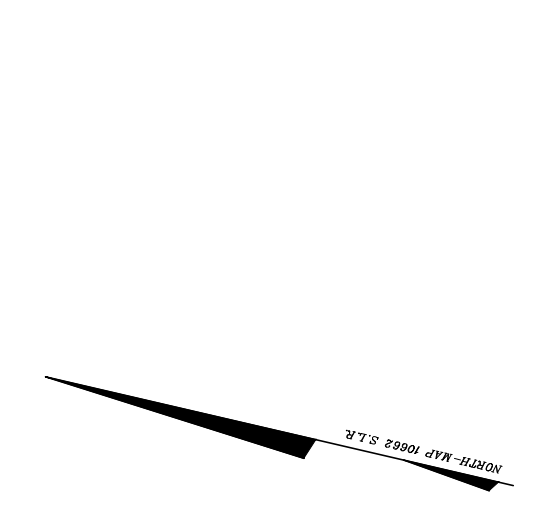
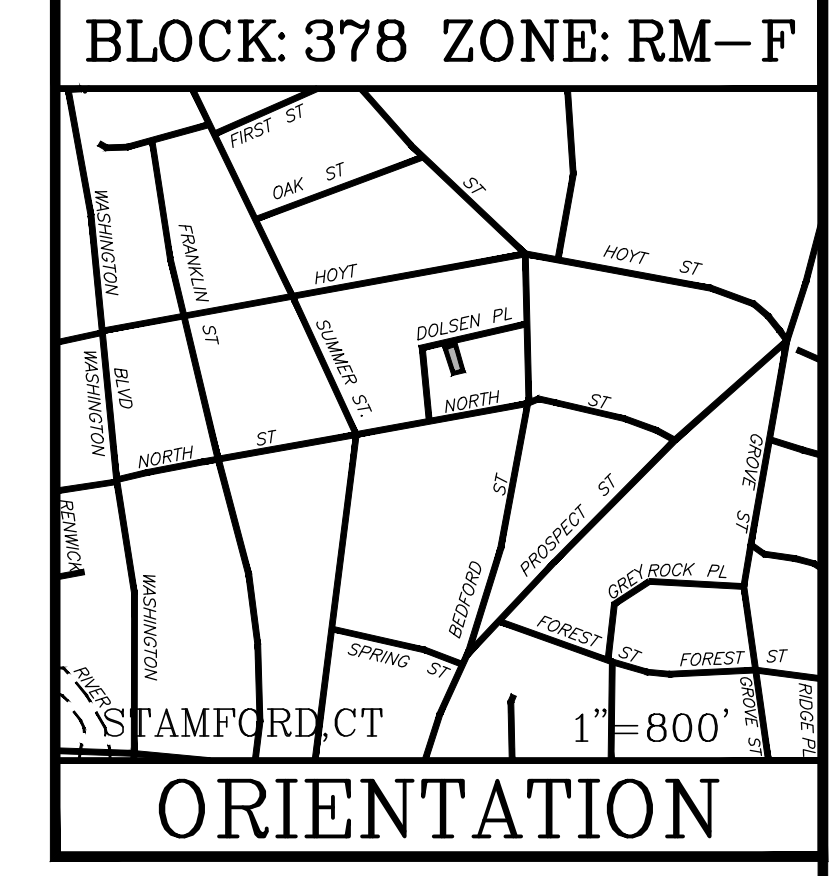
PARKING LAYOUT - OPTION 2



ASPHALT PAVEMENT DETAIL
N.T.S.

FABRIC & POST SILTATION BARRIER (SILT FENCE)
N.T.S.

REGULAR PARKING SPACE
N.T.S.



1	04/04/2023	ORIGINAL ISSUE DATE
No.	Date	Revision

SITE DEVELOPMENT PLAN
DEPICTING
24 DOLSEN PLACE
STAMFORD, CT
PREPARED FOR
LOU SILANO

SCALE: 0 10 20
1"=10'

DRAWN BY: MJL CHECKED BY: BPM

REDNISS & MEAD

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

DATE
April 4, 2023

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 herein null & void.

SHEET No: **SE-1**

22 First Street | Stamford, CT 06905
Tel: 203.372.8500 | Fax: 203.357.1118
www.rednissandmead.com

Comm. No.: 10649



City of Stamford
 Engineering Bureau
 Stamford Government Center – 888 Washington Blvd., Stamford, CT 06901
 Phone: 203 977 4189

STORMWATER MANAGEMENT STANDARDS –EXEMPTION REQUEST FORM

Project Name 24 Dolsen Place
 Project Address 24 Dolsen Place, Stamford CT
 Property Owner(s) Lou Silano
 Tax Account Number(s) 000-7340 Zone(s) RM-F Lot Area 4,744 SF

Check all that apply to the proposed project:


- a. The project drainage design will not adversely impact adjacent or downstream properties or City-owned drainage facilities.
- b. The project does not result in new or increased discharges to High Quality Waters or stormwater Impaired Waters as designated by CT DEEP.
- c. The project does not discharge directly to or within 500 feet of a tidal wetland, see *Appendix A*.
- d. The project creates less than 400 square feet of impervious coverage.
- e. The project site is not located on a Direct Waterfront parcel.

IMPERVIOUS AREA WORKSHEET

This worksheet shall be used to quantify impervious surfaces associated with existing and proposed construction.

	Existing Conditions Impervious Surfaces (sq ft)	Proposed conditions Impervious Surfaces (sq ft)	Proposed New Impervious Surfaces (sq ft) Column 2 minus column 1
House / Buildings	1,671	1,471	-200
Driveways	2,158	2,384	226
Sidewalks / Paths	186	203	17
Swimming Pools	0	0	0
Patios	285	201	-84
Tennis Court / Sport Court	0	0	
Other	0	0	
TOTALS	4,300	4,259	-41

*NOTE: Areas indicated above correspond to Option #2 on Site Development Plan dated 4/4/2023 by R&M.

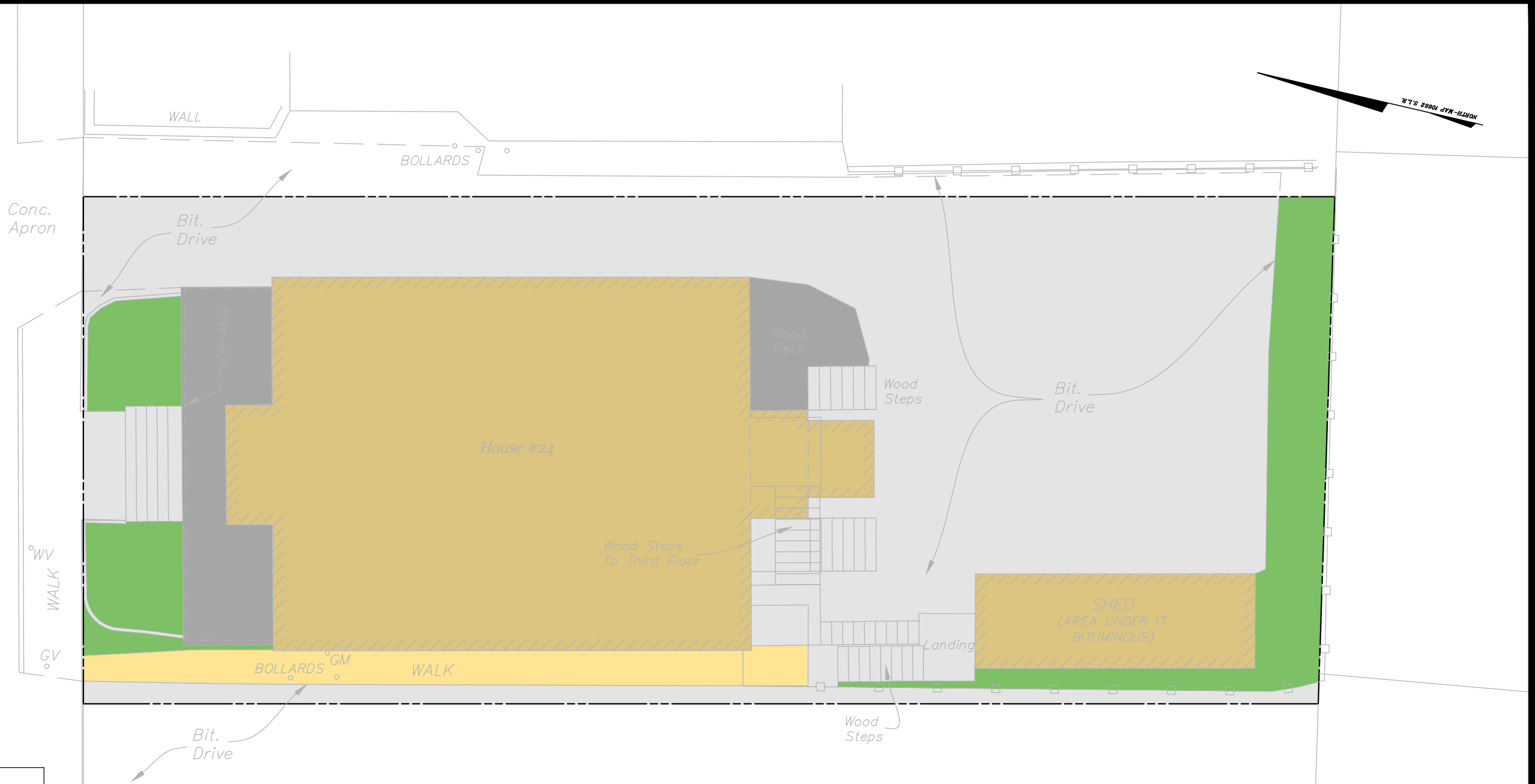
Owner Agent Signature:  Date: 4/4/2023

Do not write below this line

CITY APPROVAL

Engineering Bureau Signature: _____ Date: _____

DOLSEN PLACE



EXISTING LOT COVERAGE

SITE AREA = 4,744 ± sq.ft.

SITE COVERAGE		
SYMBOL	DESCRIPTION	AREA (sq.ft.)
	HOUSE	1,671
	DRIVEWAY / WALKS > 5' WIDE	2,158
	SIDEWALKS / PATHS	186
	PORCH / DECKS	285
	LANDSCAPE	444
IMPERVIOUS COVER =		4,300± (90.6%) TOTAL
PERVIOUS COVER =		444± (9.4%) TOTAL

EXISTING COVERAGE EXHIBIT
24 DOLSEN PLACE
STAMFORD, CT

REDNISS & MEAD

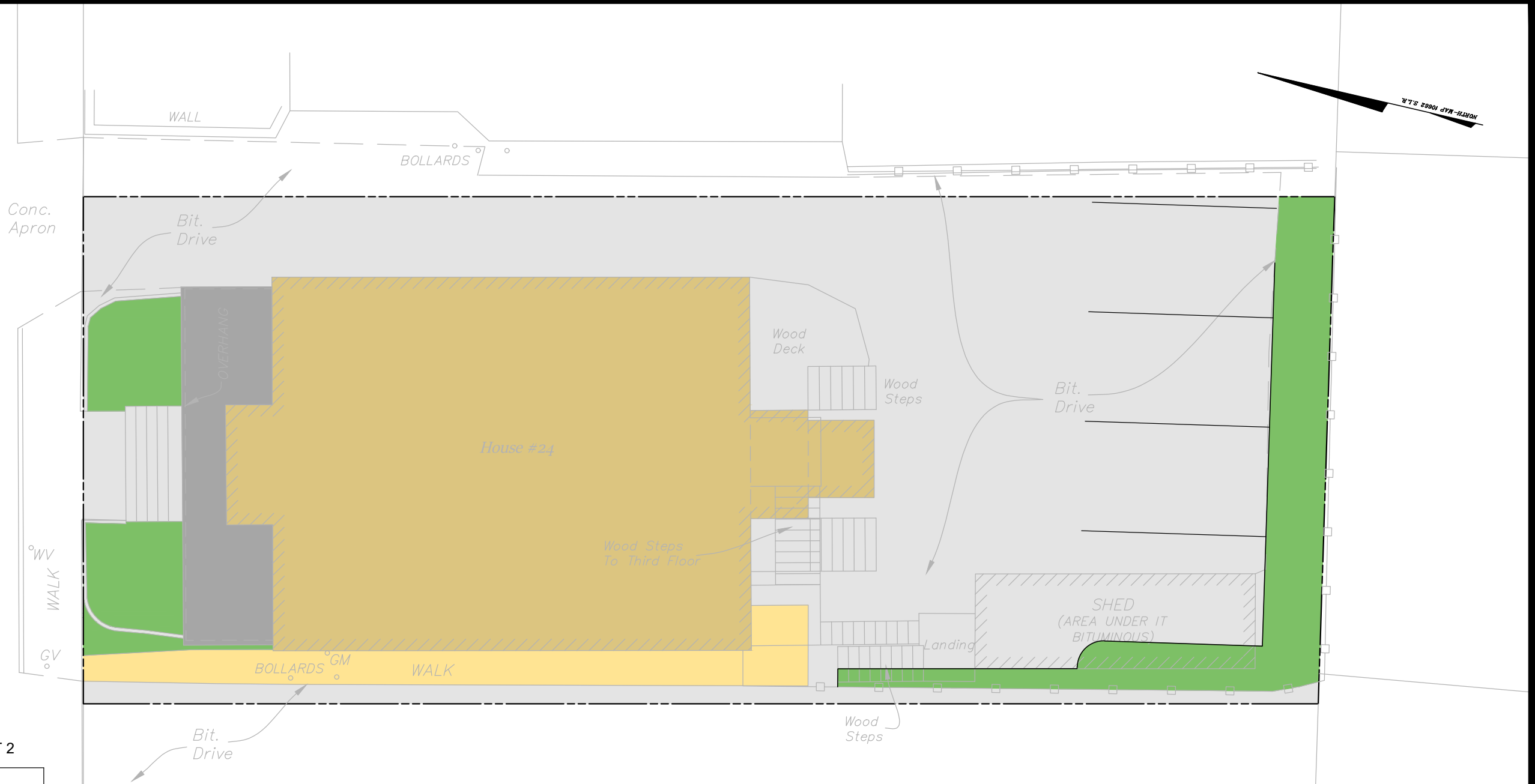
LAND SURVEYING
 CIVIL ENGINEERING
 PLANNING & ZONING CONSULTING
 PERMITTING

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

COMM. NO.:	DATE:
10649	4-4-2023
	SCALE:
	1"=10'

4/4/2023 10:22 AM H:\jobfiles\210000\10649\10649.dwg\10649 Master.dwg

DOLSEN PLACE



PROPOSED LOT COVERAGE - OPT 2

SITE AREA = 4,744 ± sq.ft.

SITE COVERAGE		
SYMBOL	DESCRIPTION	AREA (sq.ft.)
[Yellow Box]	HOUSE	1,471
[Grey Box]	DRIVEWAY / WALKS > 5' WIDE	2,384
[Light Yellow Box]	SIDEWALKS / PATHS	203
[Dark Grey Box]	PATIOS / DECKS	201
[Green Box]	LANDSCAPE	485
IMPERVIOUS COVER =		4,259± (89.8%) TOTAL
PERVIOUS COVER =		485± (10.2%) TOTAL

PROPOSED COVERAGE EXHIBIT - OPTION 2
24 DOLSEN PLACE
STAMFORD, CT

REDNISS & MEAD

LAND SURVEYING
 CIVIL ENGINEERING
 PLANNING & ZONING CONSULTING
 PERMITTING

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

COMM. NO.:	DATE:
10649	4-4-2023
	SCALE:
	1"=10'

4/4/2023 10:24 AM H:\jobfiles\210000\10649\10649.dwg\10649 Master.dwg

March 24, 2023

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

Re: 24 Dolsen Place - Stamford, CT

Dear Mr. Blessing:

This letter serves to authorize Redniss & Mead, with offices at 22 First Street in Stamford, CT, to act as my agent in connection with the preparing, filing, and processing of any and all applications required for Planning and Zoning approvals relating to the above referenced property.

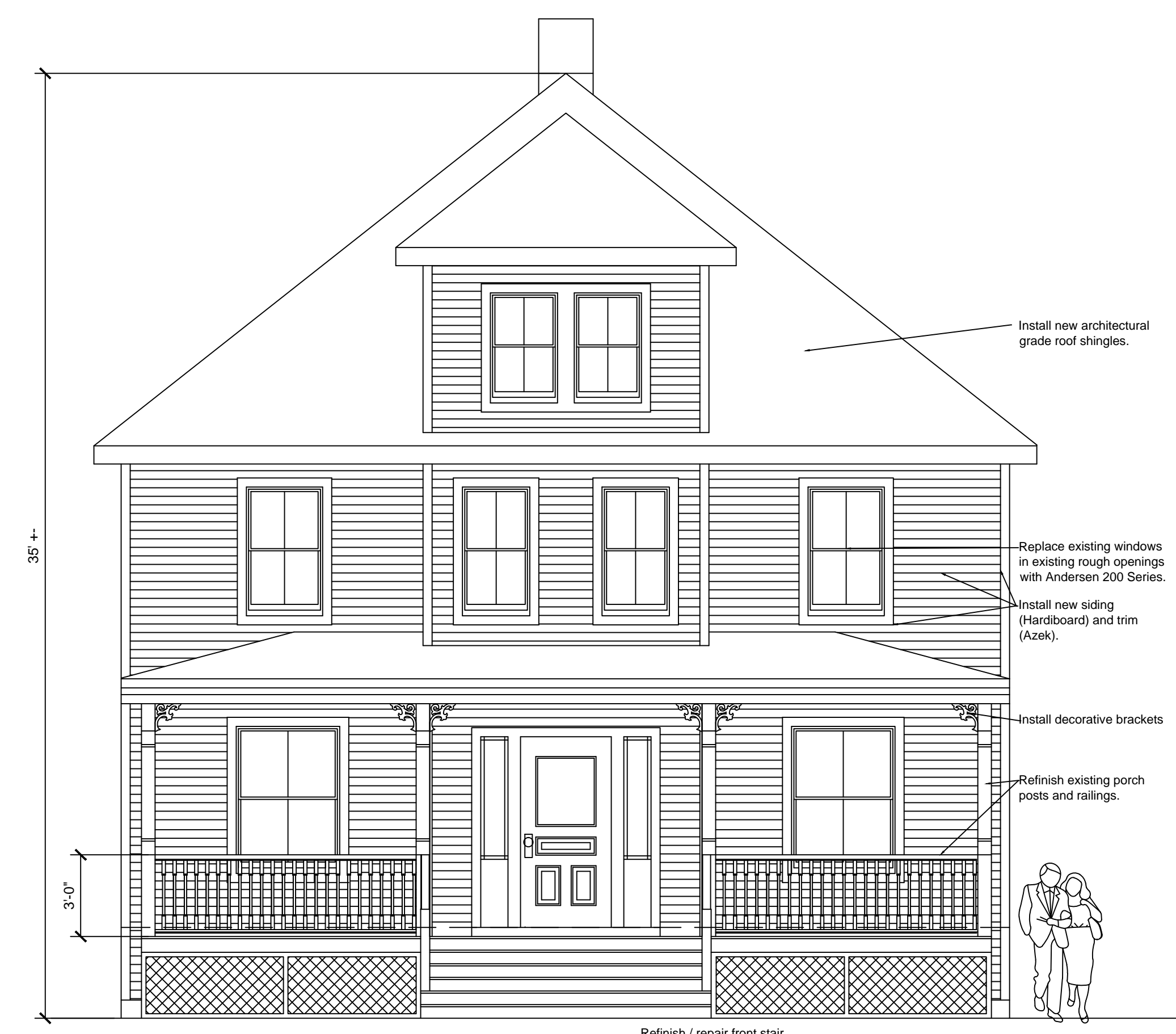
Thank you for your acknowledgement of said authority.

Sincerely,



Lou Silano
22-24 DOLSEN LLC

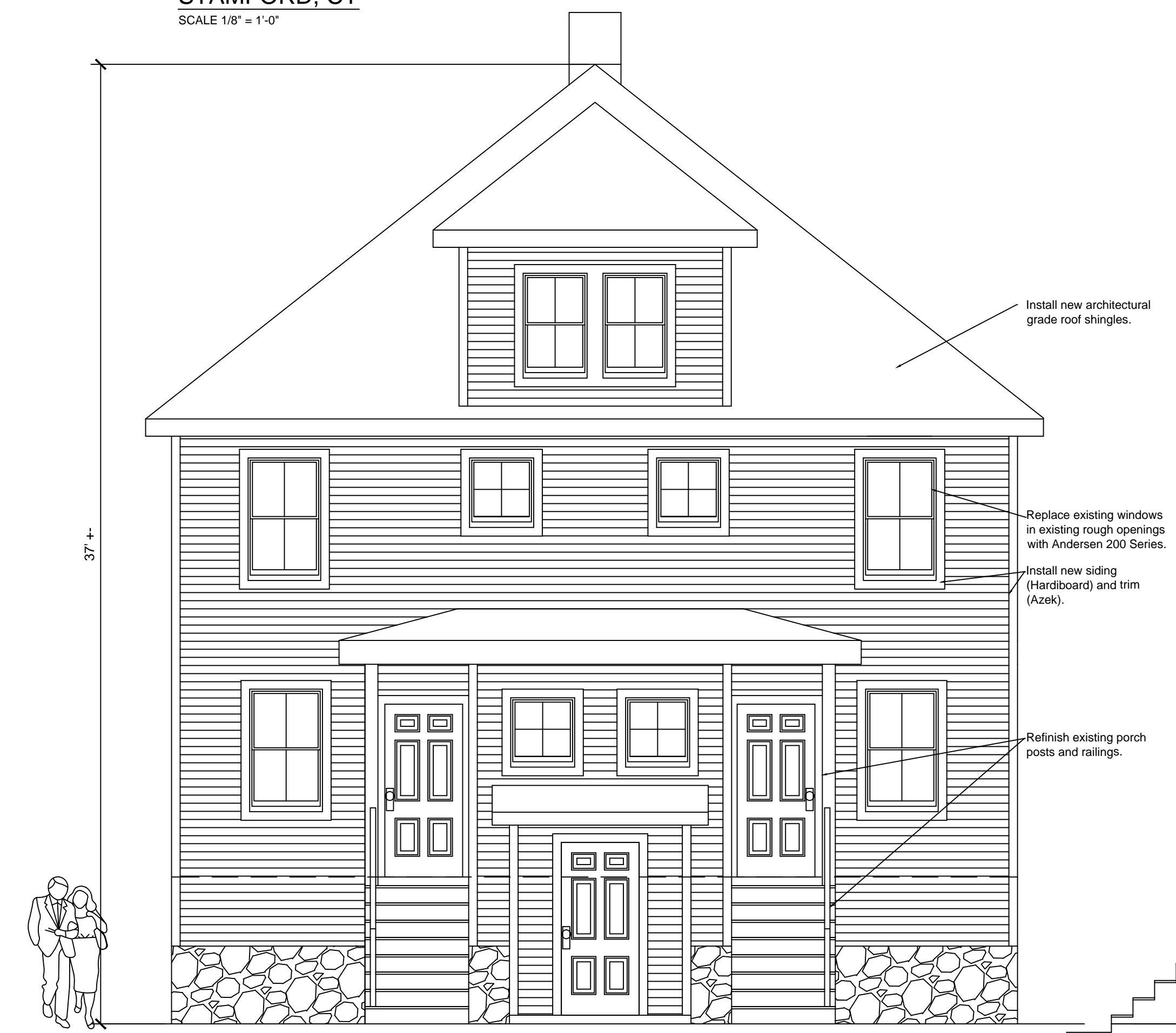
Proposed Alterations
24 Dolsen Place
Stamford CT



EXISTING NORTH (FRONT) ELEVATION
24 DOLSEN PLACE
STAMFORD, CT
SCALE 1/8" = 1'-0"



EXISTING WEST ELEVATION
24 DOLSEN PLACE
STAMFORD, CT
SCALE 1/8" = 1'-0"



PROPOSED SOUTH (REAR) ELEVATION
24 DOLSEN PLACE
STAMFORD, CT
SCALE 1/8" = 1'-0"



EXISTING EAST ELEVATION
24 DOLSEN PLACE
STAMFORD, CT
SCALE 1/8" = 1'-0"

Engineer:

Engineer:

Fishell Architecture
Residential / Corporate
Commercial
36 Givens Avenue
Stamford, CT 06902
Phone: (203) 554-2526
fishellarchitecture@yahoo.com

Owner
24 Dolsen Place
Stamford, CT

Drawing Title
Proposed Alterations
Elevations

Signature:	North Arrow:
------------	--------------

No.	Revision/Issue	Date

Scale 1/8" = 1'-0"	Drawing No. A.2
Date 02.08.2023	
Drawn By LFF	