

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](mailto:vmathur@stamfordct.gov)

Associate Planner  
**Lindsey Cohen**  
(203) 977-4388  
[lcohen@stamfordct.gov](mailto:lcohen@stamfordct.gov)

**RECEIVED**

June 7, 2024

**JUN 7 2024**

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

**PLANNING BOARD**

**RE: Application 224-21- 492 Glenbrook Road LLC, 37 & 41 Parker Avenue, Stamford, CT, - Map Change**, Applicant is proposing a map change to 37 and 41 Parker Avenue properties from the current R-6 (One and Two-Family) zoning district to the proposed V-C (Village Commercial) zoning 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 **July 12, 2024**.

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

Sincerely,

Vineeta Mathur  
Principal Planner

June 3, 2024

**VIA E-MAIL & HAND DELIVERY**

Lindsey Cohen, Associate Planner  
Land Use Bureau  
City of Stamford  
888 Washington Boulevard  
Stamford, CT 06901  
LCohen@StamfordCT.gov

RECEIVED  
JUN 3 2024  
ZONING BOARD

**Re: Request to be Heard by Planning Board – Zone Map Change Application**  
***Properties: 37 & 41 Parker Avenue, Stamford, Connecticut***  
***Applicant: 492 Glenbrook Road LLC***

Dear Ms. Cohen:

Our firm represents 492 Glenbrook Road LLC (the “Applicant”), owner of the properties located at 37 and 41 Parker Avenue, Stamford, Connecticut 06906 (the “Properties”). Both Properties are 5,170 sf (0.12 ac) in size, zoned R-6 (One- and Two-Family District), and designated Master Plan Category 6 (Commercial – Neighborhood Business). The Properties have been historically used for commercial purposes and, along with the parcel at 488 Glenbrook Road,<sup>1</sup> were owned by Associated Water Industries, Inc. (“Associated Water”), a water system service and supply company. 37 Parker Avenue was previously improved with a two-family residential building used by Associated Water as office space, and 41 Parker Avenue consists of an asphalt parking area formerly used in connection with Associated Water’s operations at the adjacent warehouse at 488 Glenbrook Road. Demolition of the building at 37 Parker Avenue was approved and began this spring.

The Applicant seeks to rezone the Properties to the V-C (Village Commercial) District to facilitate the redevelopment of same. If approved, the Applicant anticipates consolidating the Properties with 488 Glenbrook Road and improving the consolidated parcel with a multifamily residential building. The Applicant also anticipates satisfying the Below Market Rate (“BMR”) obligation associated with said redevelopment via on-site units.

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<sup>1</sup> The Applicant is also the current owner of 488 Glenbrook Road.

As outlined in the application materials, rezoning the Properties to the V-C District will promote residential infill development in furtherance of several goals and policies of the City. In connection with the Application, please find enclosed the following materials:

- Eight (8) copies of the Zone Map Change Application, including:
  - Schedule A – Qualitative Analysis, dated May 31, 2024;
  - Exhibit prepared by Redniss & Mead, Inc., dated May 14, 2024, titled “Exhibit Depicting Land In Zone R-6 To Be Changed To Zone V-C”;
  - Legal description of the area proposed for rezoning, dated May 14, 2024;
  - Zoning Comparison Chart, dated May 31, 2024;
  - Existing Zoning Map, dated May 30, 2024;
  - Photographs depicting existing conditions of the Properties, dated May 30, 2024.

We look forward to advice as to when the Planning Board will consider this proposal. At that time, I kindly ask that members of our project team and I are allowed to make a brief presentation regarding this application. As always, thank you for your time and attention regarding this matter.

Sincerely,

*Jay Klein*

Jason A. Klein

Enclosures.

cc: R. Blessing, RBlessing@StamfordCT.gov  
V. Mathur, VMathur@StamfordCT.gov  
Project Team

June 3, 2024

**VIA E-MAIL & HAND DELIVERY**

Vineeta Mathur, Principal Planner  
Land Use Bureau  
City of Stamford  
888 Washington Boulevard  
Stamford, CT 06901  
VMathur@StamfordCT.gov

**Re: Zoning Board Application – Zone Map Change**  
***Properties: 37 & 41 Parker Avenue, Stamford, Connecticut***  
***Applicant: 492 Glenbrook Road LLC***

Dear Ms. Mathur:

Our firm represents 492 Glenbrook Road LLC (the “Applicant”), owner of the properties located at 37 and 41 Parker Avenue, Stamford, Connecticut 06906 (the “Properties”). Both Properties are 5,170 sf (0.12 ac) in size, zoned R-6 (One- and Two-Family District), and designated Master Plan Category 6 (Commercial – Neighborhood Business). The Properties have been historically used for commercial purposes and, along with the parcel at 488 Glenbrook Road,<sup>1</sup> were owned by Associated Water Industries, Inc. (“Associated Water”), a water system service and supply company. 37 Parker Avenue was previously improved with a two-family residential building used by Associated Water as office space, and 41 Parker Avenue consists of an asphalt parking area formerly used in connection with Associated Water’s operations at the adjacent warehouse at 488 Glenbrook Road. Demolition of the building at 37 Parker Avenue was approved and began this spring.

The Applicant seeks to rezone the Properties to the V-C (Village Commercial) District to facilitate the redevelopment of same. If approved, the Applicant anticipates consolidating the Properties with 488 Glenbrook Road and improving the consolidated parcel with a multifamily residential building. The Applicant also anticipates satisfying the Below Market Rate (“BMR”) obligation associated with said redevelopment via on-site units.

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<sup>1</sup> The Applicant is also the current owner of 488 Glenbrook Road.

As outlined in the application materials, rezoning the Properties to the V-C District will promote residential infill development in furtherance of several goals and policies of the City. In connection with the Application, please find enclosed the following materials:

- Letter of Authority from the Applicant;
- Thirteen (13) copies of the Zone Map Change Application, including:
  - Schedule A – Qualitative Analysis, dated May 31, 2024;
  - Exhibit prepared by Redniss & Mead, Inc., dated May 14, 2024, titled “Exhibit Depicting Land In Zone R-6 To Be Changed To Zone V-C”;
  - Legal description of the area proposed for rezoning, dated May 14, 2024;
  - Zoning Comparison Chart, dated May 31, 2024;
  - Existing Zoning Map, dated May 30, 2024; and
  - Photographs depicting existing conditions of the Properties, dated May 30, 2024.

As always, thank you for your time and attention regarding this matter. We look forward to advice as to when the Zoning Board will hold a public hearing on the enclosed Application.

Sincerely,

*Jay Klein*

Jason A. Klein

Enclosures.

cc: R. Blessing, RBlessing@StamfordCT.gov  
L. Cohen, LCohen@StamfordCT.gov  
Project Team

May 31, 2024

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

**RE: 37 and 41 Parker Avenue, Stamford, Connecticut  
Letter of Authority – 492 Glenbrook Road LLC**

Dear Mr. Blessing:

492 Glenbrook Road LLC is the owner of the properties located at 37 and 41 Parker Avenue, Stamford, Connecticut. 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 492 Glenbrook Road LLC in connection with the enclosed land use application. Thank you for your acknowledgement of said authority.

Sincerely,

492 Glenbrook Road LLC

By: 

managing member

Duly Authorized



**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): 492 Glenbrook Road LLC

APPLICANT ADDRESS: c/o Agent: Carmody Law, Attn: Jason Klein, 1055 Washington Blvd., 4th Fl., Stamford, CT 06901

APPLICANT PHONE #: c/o Agent: 203-252-2669

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

PRESENT ZONING DISTRICT: R-6 PROPOSED ZONING DISTRICT: V-C

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 Change Exhibit and Legal Description of

the area proposed for rezoning.

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

<u>NAME &amp; ADDRESS</u>	<u>LOCATION</u>
492 Glenbrook Road LLC	37 Parker Ave, Stamford, CT 06906
25 Crescent St., 2nd Fl.	41 Parker Ave, Stamford, CT 06906
Stamford, CT 06906	

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 3<sup>rd</sup> DAY OF June 20 24

SIGNED: Jason Klein

**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 3, 2024  
 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 Conant  
 Commissioner of the Superior Court

**FOR OFFICE USE ONLY**

APPL. #: 224-21 Received in the office of the Zoning Board: Date: \_\_\_\_\_

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



## **SCHEDULE A – QUALITATIVE ANALYSIS**

### **Proposed Map Change to Amend the City of Stamford Zoning Map; Rezoning of 37 and 41 Parker Avenue to the V-C District May 31, 2024**

492 Glenbrook LLC (the “Applicant”) is the owner of the properties located at 37 and 41 Parker Avenue, Stamford, Connecticut (collectively, the “Properties”). The Properties contain 10,340± sf of Lot Area and are located on the eastern side of Parker Avenue. The Properties are currently designated R-6 (One- and Two-Family District) and Master Plan Category 6 (Commercial – Neighborhood Business). The Properties are also a short walk away from the Metro-North Glenbrook station.

The property at 37 Parker Avenue was formerly improved with a two-family residential building that, most recently, was utilized as office space by Associated Water Industries, Inc. (“Associated Water”). The 41 Parker Avenue parcel consists of an asphalt parking area previously used in connection with Associated Water and its operations at the adjacent warehouse at 488 Glenbrook Road.<sup>1</sup> The Properties have functioned as commercial parcels notwithstanding their R-6 designation. The Applicant is also the owner of the adjacent mixed-use development at 492 Glenbrook Road.

The Applicant seeks to rezone the Properties to the V-C (Village Commercial) District. If approved, the Applicant anticipates consolidating the Properties with 488 Glenbrook Road to redevelop the consolidated parcel with a multifamily residential building. After accounting for the Area and Bulk standards of the V-C zone, it is projected the assemblage could be built approximately twenty (20) apartment units. The Applicant also anticipates satisfying the Below Market Rate (“BMR”) obligation associated with a redevelopment via on-site units.

#### **Applicable Areas**

The proposed Zone Map Change impacts the Properties as shown on enclosed exhibit prepared by Redniss & Mead, Inc., titled “Exhibit Depicting Land In Zone R-6 To Be Changed To Zone V-C,” dated May 14, 2024.

#### **Conformance with Master Plan Objectives**

The proposed Zone Map Change is harmonious with several policies and objectives of the Stamford Master Plan (the “Master Plan”). Specifically, the proposal will facilitate “new development with preservation of existing residential communities”<sup>2</sup> by allowing a commercial warehouse and associated improvements to be replaced with a multifamily residential building. Likewise, approving the proposed Zone Map Change will further the Master Plan’s “vision for walkable ... transit-oriented infill development within a compact area around the [Glenbrook train station].”<sup>3</sup> Redevelopment under the V-C standards will also require compliance with applicable sidewalk and street tree standards contained in Section 12 of the Stamford Zoning Regulations.

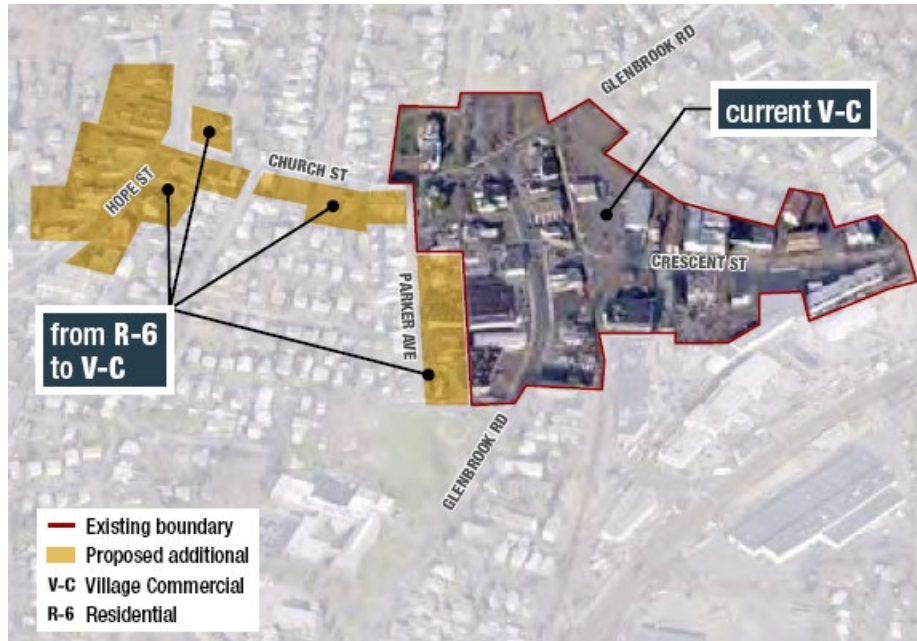
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<sup>1</sup> The Applicant is also the current owner of 488 Glenbrook Road.

<sup>2</sup> Master Plan, p. 7 (“E. Community Character”).

<sup>3</sup> Master Plan, p. 40 (“*Glenbrook and Springdale*”); see also p. 78 (“B. Mobility Improvements”).

Additionally, the “Glenbrook Springdale TOD Feasibility Study,” dated June 2015, expressly calls for the expansion of “the current [VC] boundary between the rail station ... along Parker Avenue ... [to] accommodate more growth in Glenbrook and create important connections.”<sup>4</sup> The study includes the following image depicting the R-6 areas (including the Properties) in Glenbrook that are recommended for rezoning to V-C:



Approving the proposed Zone Map Change will also “[p]romote development of a variety of housing types” that “includes housing suitable for families with children” and promote “housing prototypes that respect and complement the existing character of the surrounding neighborhood ....”<sup>5</sup>

The proposed Zone Map Change is also consistent with Master Plan Category 6 (Commercial – Neighborhood Business), which is “intended to provide for and promote pedestrian-scaled ‘Main Street’ environments,” and encourages “residential uses distinct from the most intensive Downtown development ... in a layout convenient to the abutting residential neighborhoods” and “characterized by small-scale development oriented to a ‘Main Street.’”<sup>6</sup>

### Mobility

Rezoning the Properties will have no adverse impacts on mobility. Any redevelopment subsequent to a Zone Map Change approval will be reviewed by the City’s Transportation, Traffic & Parking Department (TTP).

<sup>4</sup> Glenbrook/Springdale TOD Feasibility Study, p. xiii (“Expand the Village Commercial District”); Master Plan, p. 40 (“Glenbrook and Springdale”).

<sup>5</sup> Master Plan, p. 135 (6C.2, “Implementation Strategies”).

<sup>6</sup> Master Plan, p. 193 (“#6. COMMERCIAL – Neighborhood”).

### Housing

Housing remains a critical issue facing the City and its residents. Approval of the Zone Map Change will allow the Applicant to provide additional market rate and affordable housing opportunities in close proximity to public transportation.

### Schools and Community Facilities

The proposed Zone Map Change will not adversely impact schools or community facilities.

### Infrastructure

The proposed Zone Map Change will not adversely impact existing infrastructure.

### Public Safety

The proposed Zone Map Change will not adversely impact public safety.

### Parks and Open Space

The proposed Zone Map Change does not include areas containing parks or open space and therefore will not impact either.

### Environmentally Sensitive Area

The Properties are not within the Coastal Area Management (CAM) Boundary and there are no wetlands or watercourses on or adjacent to the Properties. Accordingly, the proposed Zone Map Change will not impact any environmentally sensitive areas. It should be noted that redevelopment of the Properties will provide environmental benefits thanks to the inclusion of modern stormwater and drainage improvements in compliance with applicable regulations.

### Historic Resources

The proposed Zone Map Change is limited to the Properties, and they do not contain any historic resources. As such, the proposed map change will not impact historic resources.

### Quality of Life

The proposed Zone Map Change will facilitate redevelopment of the Properties in accord with the Master Plan and help the City achieve its housing policy goals. Redevelopment under the V-C standards is expected to improve the quality of life in the Glenbrook area by extending the “Main Street” feel along Glenbrook Road and providing additional housing in a pedestrian-friendly neighborhood.

### Development Benefits

Rezoning the Properties will provide the following benefits:

- Create revenue for the City by way of permits, fees, and increased property taxes;
- Increased housing opportunities; and
- Economic benefits, including construction-related job opportunities and increased support of neighborhood businesses by future residents.

### Conclusion

The proposed Zone Map Change will facilitate infill residential development in the Glenbrook neighborhood in accordance with the Master Plan and help the City continue to make progress towards achieving its housing goals.

BLOCK: 316

R-6  
ZONE

*PARKER AVENUE*

R-6  
ZONE

(#41 PARKER AVENUE)  
EXISTING ZONE R-6  
CHANGE TO ZONE V-C

V-C  
ZONE

(#37 PARKER AVENUE)

(#488 GLENBROOK ROAD)

R-6  
ZONE

*GLENBROOK ROAD*

*CRESCENT  
STREET*

MAP 11824 S.L.R.

**EXHIBIT**  
DEPICTING  
**LAND IN ZONE R-6**  
TO BE CHANGED TO  
**ZONE V-C**



**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:
10839-2	05/14/2024
	SCALE:
	1"=30'

*May, 14 2024*

***Zone Change – Area Description***

**Land to be changed from R-6 to V-C:**

Block #: 316 Area: 0.283± Acres (12,340± SF)

Description:

Northerly: 123.4'± by land now or formerly of Jing Lee;

Easterly: 100.0'± by land now or formerly of 492 Glenbrook Road, LLC;

Southerly: 123.4'± by land now or formerly of 29-33 Parker Avenue, LLC;

Westerly: 100.0'± by the centerline of Parker Avenue.

**Zoning Comparison Chart – 37 & 41 Parker Avenue**

<b>Zoning Standard</b>	<b>R-6 Zone<sup>1</sup></b>	<b>V-C Side Street<sup>2</sup> Glenbrook/Springdale</b>
<b>Min. Lot Area</b>	5,000 sf 6,000 sf (two-family)	5,000 sf
<b>Min. Lot Frontage</b>	50 ft.	50 ft.
<b>Max. Bldg. Coverage</b>	25%	45%
<b>Max. Lot Coverage</b>	N/A	70%
<b>Residential Density</b>	1 <sup>3</sup> 2	Residential density shall be determined by maximum residential Floor Area permitted, provided that the average Floor Area of Dwelling Units shall be not less than 650 sf <sup>4</sup>
<b>Max. Building Height</b>	2 ½ stories / 30 ft.	Lesser of 3 stories / 35 ft.
<b>Max. FAR</b>	N/A	1.0, 1.25 if all BMR Units are provided on site.
<b>Front Yard Setback</b>	25 ft. (street line) 50 ft. (street center)	10 ft. (min) 15 ft. (max)
<b>Side Yard Setback</b>	6 ft. (one side) 12 ft. (both sides)	None within 70 ft. of a Street Line, 10 ft. req'd beyond 70 ft. of a Street Line. 15 ft. req'd when abutting a single-family district.
<b>Rear Yard Setback</b>	30 ft.	20 ft. 30 ft. when abutting a single-family district
<b>Usable Open Space</b>	None required	75 sf per unit

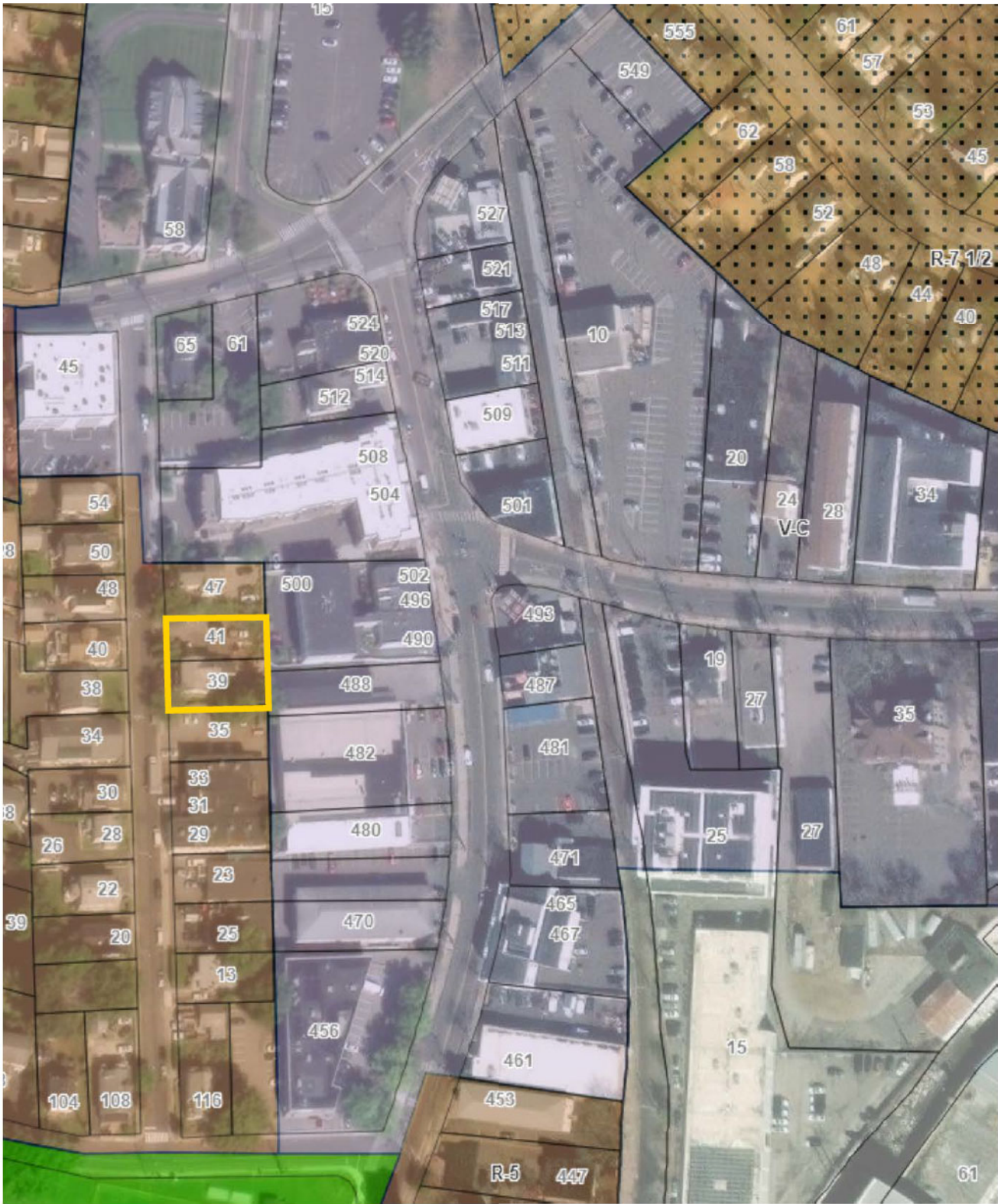
<sup>1</sup> See Sec. 4.B.3.d of the Stamford Zoning Regulations (the “Zoning Regulations”).










<sup>2</sup> See Sec. 4.B.7.c of the Zoning Regulations.

<sup>3</sup> Per section 4.B.3.d.(1) of the Zoning Regulations, “[o]n Lots [between] 5,000 sq. ft. [and] 6,000 sq. ft., there may be ... a second Dwelling Unit in a single family dwelling existing as of June 24, 1986 or constructed or last modified as to total *Floor Area* at least five (5) years prior to the date of application under this section.”

<sup>4</sup> Section 4.B.7.c.(7) of the Zoning Regulations.

# Existing Zoning Map



	Parcel		R-5	Multiple Family Medium Density Design
	Subject Properties		C-N	Neighborhood Business
<b>Zoning</b>				
	R-7 1/2		M-L	Light Industrial
	R-6		V-C	Village Commercial District
	One Family, Two Family Residence		p	Park



**Existing Conditions – 41 & 37 Parker Avenue**



Eastward view from Parker Avenue

**Existing Conditions – 41 & 37 Parker Avenue**



Southeastward view from Parker Avenue