



**City of Stamford**  
**Zoning Board**

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**STAFF REPORT**

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**TO:** CITY OF STAMFORD ZONING BOARD  
**FROM:** VINEETA MATHUR, ASSOCIATE PLANNER  
**SUBJECT:** ZB #221-12 51 Grove Street, Zoning Map Change, Mapleview Tower  
Preservation, L.P.  
**DATE:** May 17, 2021

**MASTER PLAN:** Master Plan Category 5 (Residential – High Density)

**ZONING:** R-MF (Residential Multifamily)

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**Introduction**

The Applicant, Mapleview Tower Preservation, L.P. is requesting approval of a Zoning Map Change for 51 Grove Street from the Residential Multifamily Zoning District (R-MF) Zoning District to the General Commercial (C-G) zoning district.

**Site and Surroundings**

The property 51 Grove Street is approximately 51,045 sq.ft. in size and is developed with a 101 unit building comprising of affordable housing for seniors. The building was constructed in 1978 and is a 7 stories brick building. The Mapleview Towers is an important asset in the neighborhood providing affordable housing for the elderly.

**Zoning Map Change**

The Applicant proposes a change from the existing Residential Multifamily (R-MF) zoning district to the General Commercial (C-G). The building Mapleview Towers was constructed at a time when the R-MF zoning district allowed a high-rise option which no longer exists. The building is legally non-conforming with respect to the height and density standards of the current R-MF zoning district.

The Applicant is current is in the process of renovation of the existing units and common areas of the building which are permitted as of right. The Applicant would also like to expand the existing community space by 500 sq.ft. to better serve the needs of the residents. This necessitates the expansion of the footprint of the building which is not permitted as-of-right for a non-conforming building. The rezoning of the property to a General Commercial district will make the building conforming to all the zoning standards and thereby facilitating the expansion of the amenity space.

The proposed zoning district is appropriate given its location on Broad Street on the periphery of Downtown Stamford. The property is surrounded by high density commercial districts both to the west and south including CC located to the west and C-G located across Broad Street to the south.

### **Referral Comments**

#### **Stamford Planning Board**

The Stamford Planning Board, during its regularly scheduled meeting held on March 23, 2021 recommended approval of the applications and found the request to be compatible with the neighborhood and consistent with Master Plan Category #5 (Residential - High Density Multifamily).

#### **City of Stamford Engineering Bureau**

In a letter dated April 7, 2021, Susan Kisken, Coordinator of Site Plan Reviews and Inspections at the Engineering Bureau stated that the department had no objections to the application and noted considerations for site water quality improvement prior to the issuance of a Building Permit.

### **Summary**

Staff recommends approval of the proposed Zoning Map Change from R-MF to C-G which will allow the modest expansion of the facility and support future improvements of the property supporting a critical affordable senior housing resource.