

MAYOR
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Land Use Bureau Chief
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Deputy Director of Planning
David W. Woods, PhD, FAICP
(203) 977-4718
dwoods@stamfordct.gov

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

June 24, 2021

Mr. David Stein, Chair
City of Stamford
Zoning Board
888 Washington Boulevard
Stamford, CT 06902

**RE: ZB APPLICATION #221-23 - PACIFIC HOUSE, INC. - 36 ANN STREET -
Site & Architectural Plans and/or Requested Uses, Special Permit & Application for
Approval for addition to the Stamford. Cultural Resources Inventory (CRI)**

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, June 22, 2021, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is seeking approval under Section 7.3 - Historic Preservation, to construct a new structure that will replicate a historic Queen Ann-style consisting of 3 units and 11 bedrooms for use as supportive housing. Applicant is also requesting approval of shared parking with 38 Ann Street pursuant to Section 12.1.

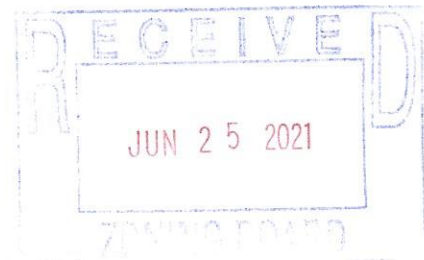
After some discussion, the Planning Board unanimously voted to recommend *approval* of **ZB Application #221-23** and that this request is compatible with the neighborhood and consistent with Master Plan Category #4 (Residential - Medium Density Multifamily).

Sincerely,

STAMFORD PLANNING BOARD

Theresa Dell, Chair

TD/lac



CITY OF STAMFORD

MAYOR
DAVID MARTIN

DIRECTOR OF OPERATIONS
MARK McGRATH
Email: MMcGrath1@StamfordCT.gov



CITY ENGINEER
LOUIS CASOLO, JR., P.E.
Email: lcasolo@stamfordct.gov

INTEROFFICE MEMORANDUM

June 22, 2021

To: Vineeta Mathur Associate Planner

From: Susan Kisken P.E. - Coordinator of Site Plan Reviews and Inspections

Subject:

**36 Ann Street - Pacific House, Inc.
Zoning Application No. 221-23**

The Engineering Bureau has reviewed plans for the construction of residential units for use as supportive housing as described in the following plans and documents;

- Stormwater Management Report, revised May 12, 2021, prepared by D'Andrea Surveying & Engineering, P.C.
- Topographic Survey, revised March 22, 2021, prepared by D'Andrea Surveying & Engineering, P.C.
- Development Plan, revised 5/11/2021, prepared by D'Andre Surveying & Engineering, P.C.
- Architectural Drawing Set, dated 3/3/2021, prepared by Elena Kalman Architect

The engineer of record has stated, "Based on the above information, the proposed improvements are designed in accordance with the City of Stamford Stormwater Drainage Manual and will not adversely impact adjacent or downstream properties or City owned drainage facilities."

The Engineering Bureau does not object to this application proceeding with the approval process. There will be a reduction in impervious coverage, thus improving water quality and reducing stormwater runoff. Prior to the issuance of a Building Permit, final construction drawings shall be submitted to the Engineering Bureau for review and approval. At that time, the following comments shall be addressed:

- 1) Identify any existing and proposed footing drains and their discharge points.
- 2) The existing curb cut to be abandoned shall be replaced with the City of Stamford standard concrete curb and concrete sidewalk. Provide appropriate details.

Should you have any questions, please call me at 977-6165.

CC: Len D'Andrea, PE

Reg. No. 150

Briscoe, Tracy

From: Elena Kalman Architect <elena@kalmandesign.com>
Sent: Thursday, June 24, 2021 11:12 PM
To: Mathur, Vineeta
Cc: Briscoe, Tracy
Subject: Re: Fw: Application 221-23 Pacific House Inc. 36 Ann Street

We will have all the MEPS plans ready at the time when we are going for the building permit.

On Thu, Jun 24, 2021, 8:31 PM Mathur, Vineeta <VMathur@stamfordct.gov> wrote:
Please see comments below from the Fire Marshall.

Thanks,

Vineeta Mathur
Associate Planner
Land Use Bureau
City of Stamford
888 Washington Blvd, Stamford, CT - 06901
203-977-4716
vmathur@stamfordct.gov

From: Seely, Walter
Sent: Thursday, June 24, 2021 8:12:43 PM
To: Mathur, Vineeta
Cc: Armstrong, Chad; Francis, David
Subject: Application 221-23 Pacific House Inc. 36 Ann Street

Hi Vineeta

Reviewed plans for Planning and Zoning for a new three unit 11 bedroom apartment house for 34 Ann Street Pacific House Inc.

No issues were found with its use.

However with the exception that the plans did not show required fire sprinkler and fire alarm systems.

These are required life safety systems that shall be included in the plans for building permitting.

FM has no objections for the Application 221-23

Have a good evening

Walter (Bud) Seely

Fire Marshal

Stamford Fire Department

Office of the Fire Marshal

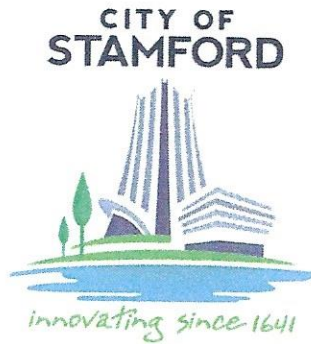
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ACTING BUREAU CHIEF
FRANK W. PETISE, P.E.
Email: fpetise@stamfordct.gov

**OFFICE OF OPERATIONS
TRANSPORTATION, TRAFFIC & PARKING**

Tel: (203) 977-5466/Fax: (203) 977-4004
Government Center, 888 Washington Blvd., 7TH Floor, Stamford, CT 06901

INTEROFFICE MEMORANDIUM

TO: Zoning Board Office
FROM: Frank W. Petise, P.E.
Acting Bureau Chief
DATE: July 5, 2021
RE: Zoning Board



Application #221-23

36 Ann Street
Pacific House Inc.

The Transportation, Traffic & Parking Department (TTP) has reviewed the following documents:

- Zoning Board application received June 22, 2021:
- Project Description;
- Topographic Survey prepared by D'Andrea Surveying and Engineering, dated March 22, 2021;
- Development Plan prepared by D'Andrea Surveying and Engineering, dated May 11, 2021;
- Landscape Site Plan prepared by Eric Rains Landscape Architecture, LLC dated December 23, 202; and,
- Architectural Plans prepared by Elena Kalman, dated March 3, 2020.

The Transportation, Traffic & Parking Department has reviewed this project and found it to be a benefit to the neighborhood and the traffic and parking impacts to be minimal. Deeply affordable units tend to have reduced vehicle ownership rates, and the proposed use of this property should have even reduced vehicle ownership rates, which reduces the overall burden of parking and traffic in the neighborhood. The Department is in general agreeance that a shared parking agreement with 38 Ann Street is feasible, but requests utilization data of the existing lot. The following comments are to ensure the development is harmonious with the neighborhood and has a limited impact on traffic and parking on Ann Street.

1. The applicant shall remove the "depressed curb" as mentioned on the Development and Architectural plans. The former driveway apron shall be removed and re-built as a City Standard sidewalk. This will add one on-street parking space and improve pedestrian mobility.
2. To improve ADA access and encourage walking, the applicant shall replace in kind the existing concrete sidewalk along the building frontage.
3. The applicant shall present a report to the Transportation, Traffic & Parking Department on the utilization of the existing 3 space lot currently located at 38 Ann Street before approval of a shared parking agreement.
4. All construction vehicles shall park on-site and not use the public Right-of-Way. All deliveries shall occur on-Site.
5. The proposed vinyl fence gates shall swing into the property to limit encroachment on the public Right-of-Way, unless otherwise stipulated by the Fire Marshal and Building Department.
6. The proposed internal use concrete sidewalk connecting 38 and 36 Ann St should have a ADA compliant pedestrian ramp when sloping up from the driveway at 38 Ann Street.

MAYOR
DAVID MARTIN



DIRECTOR OF OPERATIONS
MARK MCGRATH

LAND USE BUREAU CHIEF
RALPH BLESSING PHD
Tel: (203) 977-4714

CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION
888 WASHINGTON BOULEVARD
P.O. Box 10152
STAMFORD, CT 06904 -2152

To: Vineeta Mathur,
From: David W. Woods AIA, NCARB, LEED-AP
Application No. 221-23
Subject: 7.3 application for Pacific House, 36 Ann Street
Date: Meeting date: August 10, 2021, issue: 8/13/21

At the HPAC regular meeting held on Tuesday, August 10, 2021 the commission reviewed the drawings and submission materials for Pacific House, Inc. 36 Ann Street. . The submitted materials were forwarded to this commission as a referral from another city board. The following is a record of the commission discussion.

The commission made a determination to support the project as a “critical reconstruction” as noted under the 7.3 section, with the following conditions.

1. The owner’s architect will consider a change to the windows on the first floor porch area to make them full length, similar in character to the second story and historic houses.
 2. The owner’s architect will consider a façade with less ornamentation. The comments from the commission are that the Queen Ann look of the front facade is too different from the existing neighborhood.
 3. The owner’s architect will propose a more contextual facade design and detail for the new construction
 4. The commission generally agrees with the massing of the building, as the higher portion is at the back of the site.
 5. The commission recognizes that the zoning board may have other considerations to review that are beyond the scope of HPAC review, such as 7.3 bonuses, set-backs and parking.
3. The commission requests that the corrections noted above be resubmitted to Vineeta Mathur at the city, and then forwarded to the HPAC board electronically, HPAC will review the corrections online. .

Drafted by David W. Woods, Chair: Historic Preservation Advisory Commission.

MAYOR
DAVID MARTIN



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**CITY OF STAMFORD
ZONING BOARD
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STAMFORD, CT 06904 -2152

Vineeta Mathur, Associate Planner
Land Use Bureau
City of Stamford
888 Washington Boulevard,
Stamford, CT 06901

Date: August 13, 2021

Re: Application 221-23, CRI request for Pacific House Inc., 36 Ann Street

City of Stamford Zoning Board,

Please be advised that the Historic Preservation Advisory Commission held a duly noticed Public Hearing on Application 221-23, on 08/10/21, to add 36 Ann Street to the City of Stamford Cultural Resources Inventory (CRI) . The application is based on satisfaction of Criteria C. of the 7.3 section.

Upon reviewing the submitted documents and consideration of testimony received during the public hearing we recommend approval of the application based on satisfaction of Criteria C. We request the following to be submitted to the Commission for review.

1. Submittal of the full package of application materials, including a statement from a qualified historic preservation expert.
2. Other requirements of the application should be provided to the city, as noted on the application form. The requested materials are:
 1. Site survey
 2. Site and building photographs, with descriptions
 3. National state or local historic register documentation. (may not be applicable)
 4. Documentation supporting the architectural significance of the existing structure.
 5. Letter from a qualified historic preservation expert for 7.3. applications, (as noted above)
3. The Commission will accept these materials - provided electronically and will process the application via e-mail.

Sincerely,

David Woods, Chairman,
Historic Preservation Advisory Commission

Cc: Ralph Blessing, Land Use Bureau Chief