

City Of Stamford
Zoning Board-Land Use Bureau
Government Center
888 Washington Boulevard - 7th Floor
Stamford CT 06901

January 12,2022

Re. Statement of findings - 953 Hope Street Stamford CT

The applicant is seeking a Special Permit in accordance with section 4.B.7 of the Stamford Zoning regulations, for the alteration of a Building façade more than 50 feet in width, including signage, that exceeds thirty percent (30%) of the vertical plane area of any individual façade or portion of façade visible from within the V-C Districts from any public Street, roadway, public pedestrian walkway or park.

All new building signage will be filed under a separate application and is not part of this special permit application.

Special Permits shall be granted only upon a finding that the proposed use or structure or extension or alteration of an existing use or structure is in accordance with the public convenience and welfare after taking into account where appropriate the following:

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 application is not requesting a change to the site, its structure, drives or parking areas. The building footprint and height will not be altered should this application be granted. The proposed work is a cosmetic alteration of the existing brick facade.

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.

The application is not requesting a change to the current gas station/ convenience store use or current operation. All new building signage is shown on the plans just as reference for the facade composition (scale, colors, fonts..),

but is not part of this special permit application and will be filed under a separate application. There is no exterior lighting or equipment in the scope of work.

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.

The proposed alteration would not affect the existing traffic patterns, parking and loading, or add any additional traffic nuisance to the area.

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 proposed facade upgrade will not negatively impact the character of the surrounding area nor will impair its present and future development. The scope of work is very limited in relation to the surrounding area. In addition, the building being altered is located in the back of the site, which limits its visibility from the street.

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

The subject property is located in Master Plan Category 6 -Commercial, neighborhood business. The property is zoned V-C Village Commercial District. The purpose of this district is to promote the preservation and development of sustainable, transit-oriented and pedestrian friendly "Main Streets" for neighborhood centers. Although the impact of the applicant proposed work is very limited, the proposed facade design is consistent with the district architectural guidelines.