

July 22, 2022

VIA HAND & ELECTRONIC DELIVERY

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

**RE: ZB App. No. 222-23 & 222-24
68 Seaview Avenue, Stamford, CT (Parcel ID No. 003-1647) (the “Property”)
Responses to Staff Comments**

Dear Ms. Cohen:

As you know, our firm represents Seaview House LLC (the “Applicant”) with regards to the above-captioned land use applications for the Property recently filed with the Zoning Board. Below, please find our responses to your initial comments on the application, which were received on July 6, 2022.

Comment 1 - Please see attached “Schedules A Through E 68 Seaview_with LMC Notes_for sharing.pdf” for comments on Schedule B, Project Narrative, and Schedule C, Statement of Findings.

Response 1 – All comments have been noted and responded to. Please find attached updated versions of Schedules A through E, dated July 21, 2022, which will replace our initially submitted Schedules A through E.

Comment 2 - Please confirm the gross floor area used as the basis for calculating the maximum density per Section 10(I)(1).

Response 2 – Per Section 10.I.1, permitted residential density is calculated at one (1) dwelling unit per 2,000 square feet of converted Gross Floor Area. There is no definition in the Stamford Zoning Regulations for converted Gross Floor Area. Therefore, our figure is based on the amount of floor area that is being converted from office use and associated parking to residential units. This figure is 149,667± square feet.

Comment 3 - Please ensure the Zoning Data Chart and the narratives are consistent in terms of floor area and other zoning information.

Response 3 – In addition to the attached updated versions of Schedules A through E, please find attached an updated Schedule F – Zoning Data Chart and Development Review Guidelines.

Comments 4 & 5 - With respect to the fee breakdown, when Site Plan, Special Permit, and Coastal Area Management reviews are required, only one of the three fees is required to be paid, whichever is highest. Thus, the fee noted in the fee breakdown PDF may be reduced. Please see comment #6 regarding fee calculations and re-submit the correct fee. With respect to how the fees for the Site Plan and Special Permit reviews are calculated, please identify the source of the building area. The 204,091

square feet figure is not noted in any other application document. Is that the total building area? When calculating the fee for the Site Plan and Special Permit reviews for buildings greater than 20,000 square feet, the \$460 base fee covers the first 20,000 square feet and the \$30 per 1,000 square feet calculation will only apply to the remainder of the building area (the total building area minus 20,000).

Responses 4 & 5 – Thank you for this clarification. Attached please find a new check for the application fees in the amount of \$8,802.73.

Comment 6 - Please see below and attached “Architectural Plans 68 Seaview 5.31.22_with LMC Notes_for sharing.pdf” for comments on the Architectural Plans.

- a. Further develop the Ground Floor Plan so it may be referred to as a site plan. Please revise the title to “Ground Floor and Site Plan.” Additional details should include at a minimum identification of public access ways, distance of building setbacks, and building dimensions.
- b. Identify the location of the pool and pool screening on the relevant elevations.

Response 6 – These comments have been forwarded to our project architect, with updated architectural plans to follow.

Comment 7 - Please see attached “Development Review Guidelines 68 Seaview_with LMC Notes_for sharing.pdf” for comments on the Development Review Guidelines.

Response 7 – These comments have been noted and incorporated into the updated Development Review Guidelines, attached.

Comment 8 - Please see attached “Traffic Impact Study 68 Seaview_with LMC Notes_for sharing” for a comment on the Traffic Impact Study.

Response 8 – Please find attached an updated Traffic Impact Study, dated July 19, 2022, which have incorporated your comment to describe their procedure for selecting the intersections they analyzed.

Comment 9 - Please provide an Existing Zoning Map. A screenshot of the Land Use Bureau’s online Zoning Map will be sufficient.

Response 9 – Please find attached an Existing Zoning Map. This is a screenshot of the Land Use Bureau’s online Zoning Map taken today, July 22, 2022.

Comment 10 - Please provide a Zoning Comparison Chart comparing the R-5 District to the RM-1 District.

Response 10 – Attached, please find an updated Schedule F, which includes a Zoning Comparison chart comparing the R-5 and RM-1 Districts.

Comment 11 - Does the Applicant plan to submit renderings?

Response 11 – Yes, to be submitted before our hearing.

Comment 12 - Does the Applicant have section drawings that could be provided?

Response 12 – The Applicant did not intend to prepare these for this project. Our prior discussion confirmed this was appropriate and building section drawings need not be provided.

Comment 13 – Please provide Project Area Photographs.

Response 13 – Our prior discussion confirmed that you intend to take site photos at the scheduled site visit. Should you desire additional photos, please let me know.

Comment 14 – Please coordinate a site visit with Land Use Bureau staff Vineeta Mathur and Lindsey Cohen.

Response 14 – Our site visit is Schedule for today, July 22, 2022.

As always, thank you for your time and attention regarding this matter. If you have any questions, please feel free to reach out.

Sincerely,



Rachel M. Breslin

Enclosures.