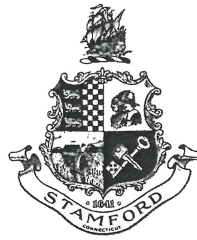


MAYOR
CAROLINE SIMMONS



DIRECTOR OF OPERATIONS
MATTHEW QUIÑONES

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

CITY OF STAMFORD
ZONING BOARD
LAND USE BUREAU
888 WASHINGTON BOULEVARD
P.O. Box 10152
STAMFORD, CT 06904-2152

RECEIVED

SEP 9 2022

September 9, 2022

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

PLANNING BOARD

RE: Application 222-29 – UCEDA Institute of Connecticut, INC, Stamford, CT – Text Change – Applicant is proposing to amend Section 5.E to add a definition for “Vocational, Secretarial or Language School, amend Sections 12.D.5 to amend the parking standard for schools with less than 50 students and amend Appendix A-Table II to include add “Language Schools” under Permitted Uses in Commercial and Industrial Districts Only.

Dear Ms. Dell:

In accordance with Section C6-40-10 of the Charter of the City of Stamford, the above captioned Application for a Text Amendment 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 **October 11, 2022**.

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

Sincerely,


Vineeta Mathur
Principal Planner



APPLICATION FOR TEXT CHANGE OF THE STAMFORD ZONING REGULATIONS

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 filling 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

Minor Text Change	\$1,060.00
Major Text Change	\$5,060.00

APPLICANT NAME (S): UCEDA INSTITUTE OF CONNECTICUT, INC

APPLICANT ADDRESS: 70 S. Main St, 2nd Floor, Norwalk, CT 06854 | 65 Broad St, 2nd Floor, Stamford, CT 06901

APPLICANT PHONE #: 973-653-3494

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? No

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): _____

PROPOSED TEXT CHANGE: See attachment.

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 31st DAY OF August 20 22

SIGNED: 

NOTE: 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 application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT
 COUNTY OF FAIRFIELD ss STAMFORD Aug. 31st 20 22

Personally appeared Richard Rylander, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.


 Notary Public - Commissioner of the Superior Court



FOR OFFICE USE ONLY

APPL. #: _____ Received in the office of the Zoning Board: Date: _____

By: _____

Proposed Zoning Text Change to Amend Section 5.E and 12.D.5 and Appendix A - Table II

8/29/2022

AMEND Section 5.E “Use Regulations” as follows:

...

Colleges and Universities

Any Building, Structure and/ or land principally and regularly used by teachers and students for instructional and educational purposes, at the post- secondary level, which is not under the direct supervision and control of the Stamford Board of Education and which is licensed by the State of Connecticut, or which is administered by an accredited educational institution or a bona fide religious institution. “Colleges and Universities” shall include land used for recreational purposes as an adjunct to the principal instructional or educational use and any dormitories connected with such schools, but excluding fraternities and sororities and excluding vocational or secretarial schools.

...

School, Non-Public

Any Building, Structure and/or land principally and regularly used by teachers and students for instructional and educational purposes, at the nursery, primary and secondary levels only, which is not under the direct supervision and control of the Stamford Board of Education and which is licensed by the State of Connecticut, or which is administered by an accredited educational institution or a bona fide religious institution. “School, Non-Public” shall include land used for recreational purposes as an adjunct to the principal instructional or educational use and any dormitories connected with such schools, but excluding fraternities and sororities. “School, Non-Public” shall not include vocational or secretarial schools. (214-09)

School, Public

Any Building, Structure and/or land principally and regularly used by teachers and students for instructional or educational purposes, which is under the direct supervision and control of the Stamford Board of Education.

School, Vocational or Secretarial or Language

Any Building, Structure and/or land principally and regularly used by teachers and students for instructional or educational purposes, at the post-secondary level, which is licensed by the State of Connecticut or which is administered by an accredited educational institution or language school, but excluding colleges and universities.

AMEND Section 12.D.5. “Schools and other Institutions of Learning” as follows:

12.D.5. “Schools and other Institutions of Learning”

In Schools and Institutions of Learning, one (1) Parking Space shall be provided for each staff member, one (1) Parking Space shall be provided for each three (3) students in the 11th grade or over, and one (1) Parking Space shall be provided for each three (3) seats in any Auditorium or Stadium. Any Auditorium or Stadium designed to be used during non-school hours may include student and staff Parking Spaces as part of the required total. Parking Areas and driveways shall be screened with planting and/or fences so as to provide adjacent properties with reasonable protection from automobile noises and lights. No Parking Area or driveway serving an Auditorium or Stadium shall be closer than ten feet (10') to any residentially zoned property. (216- 21) The requirements of Subsection 12.D.5 shall not apply to a school or other institution of learning with a capacity of 50 or fewer students the front entrance of which is within 1,000 feet of the principal entrance to a municipal parking garage, provided such school or institution of learning Building is located in the CC district.

AMEND Appendix A “Table II” as follows:

APPENDIX A “LAND USE SCHEDULE”

NOTE: Permitted Uses in the various districts are indicated with an "X", but Section 7.5 “Review of Large Scale Development” should be consulted to determine if *Special Permit* approval is required. Where such use is marked with an "XM", such use is permitted with a maximum of 1,500 square feet of gross floor area for each such establishment, and a total of 30,000 square feet of gross floor area for all such establishments in the CC-S District. Where such use is marked with an "A", it is subject to approval by the Zoning Board of Appeals, in accordance with procedures and standards as set forth in the statutes and as provided for under Section 19 of these Regulations. Where such use is marked with a "B", it is subject to approval by the Zoning Board, in accordance with procedures and standards as set forth under Section 9 and Section 19 of these Regulations. Where such use is marked with an "XR", such retail use shall not exceed 5,000 square feet of gross floor area for each such separate retail establishment; and in the aggregate, such retail use shall not exceed 50 percent of maximum permitted floor area for any parcel, excluding retail which is accessory to an industrial use. Where such use is marked “XB”, it is subject to administrative approval by the Zoning Board. Where such use is marked “XO”, it shall mean that the Short-Term Rental Operator resides in such Short-Term Rental Property at all times when guests occupy such Short-Term Rental Property. Such approval by the Zoning Board of Appeals or the Zoning Board shall be subject to appropriate conditions and safeguards as more particularly set forth in Section 19.C under provisions relating to Special Permits.

TABLE I “PERMITTED USES IN RESIDENTIAL COMMERCIAL OR INDUSTRIAL DISTRICTS”

...

TABLE II “PERMITTED USES IN COMMERCIAL AND INDUSTRIAL DISTRICTS ONLY”

	C-N	C-B	C-L	C-G	CC	C-I
...						
163 – Schools, Vocational & Secretarial & <u>Language</u>			X	X	X	X



70 S. Main St, Norwalk, CT | 183 Main St, Danbury, CT | 2414 Main St, Bridgeport, CT | www.ucedata.org

August 30, 2022

Ralph Blessing
Land Use Bureau Chief
City of Stamford - Zoning Board
888 Washington Boulevard
Stamford, CT 06904-2152

RE: APPLICATION FOR TEXT CHANGE OF THE STAMFORD ZONING REGULATIONS

Dear Mr. Blessing:

Attached hereto, please find the requested *Application for Text Change of the Stamford Zoning Regulations*.

As previously represented via email on July 13, 2022 to StamfordLandUse@StamfordCT.gov, UCEDA Institute has found an existing office space in Stamford – at 65 Broad Street, 2nd Floor – which can meet our needs as a language training business and immigrant resource center. The building is located in a commercial CC zoning district, near multiple bus lines, a short walk from the train station, and within 1000 feet of multiple public parking garages. Due to our specific use case serving the recent immigrant community, most of our clients rely on public transportation and do not yet drive or have cars. UCEDA plans to use this space as-is, with no remodeling or renovations needed, as it is already built out with well maintained offices and conference rooms which can be used for training and tutoring.

With existing locations throughout Connecticut, New York, New Jersey, Maryland, and Virginia, UCEDA is a language training business and immigrant resource center focused on motivating and preparing adult learners to achieve their goals by developing effective English communication skills. Instruction includes presentation of grammar principles and practice in speaking, listening, reading, and writing. Tutoring, test preparation for college entry exams, civics lessons and citizenship preparation, translation services, interpretation services, and referral to outside service providers are also offered. UCEDA is a gateway to opportunity, integration, and self-reliance for the adult immigrant community. UCEDA does not offer, and is not seeking to offer, any youth programs, college courses, academic degree programs, or occupation-specific programs leading to employment.

Upon initial review, Mr. Frank Conti, Land Use Inspector, replied on July 27, 2022 that he believed “this is more like a vocational school than a private school.” Indeed, the current Zoning Regulations define *Non-Public School* as “nursery, primary, and secondary levels only,” and UCEDA does not offer programs exclusively to youth at any of these levels. While the current Zoning Regulations offer no definition for *Vocational School*,” the State of Connecticut makes the distinction that UCEDA is not subject to licensing as such because it does not specifically “provide occupational or vocational instruction leading to employment.”

Together with the Zoning Enforcement Officer, Mr. James Lunney, UCEDA reviewed the descriptions of several other use categories, including *Professional Office*, *Social Hall*, and *Copy and Communication Center*. Each of these is considered a Permitted Use in a Commercial CC district, and each of these contains elements of the proposed use by UCEDA. The description of a *Professional Office* includes “teachers, tutors and others [who teach]” while a *Social Hall* must be used for “three of the following uses: business, education, social activities and programming...” There is no definition for *Copy and Communication Center* just as there is no definition for *Vocational School* in the current Zoning Regulations.

As none of the use descriptions currently available in the Zoning Regulations can clearly fit the proposed use of a language training business, the current Zoning Regulations require a text change.

The attached *Application for Text Change of the Stamford Zoning Regulations* includes proposed zoning text changes to amend Section 5.E, Section 12.D.5, and Appendix A – Table II. These amendments accomplish the following:

- ✓ Provide a description for *Vocational, Secretarial, or Language School*
- ✓ Waive parking requirements for small educational institutions near municipal garages, mirroring the current exemption offered to theaters and auditoriums in Section 12.D.8.
- ✓ Include Language Schools on the same line with Vocational and Secretarial Schools in the Table of “Permitted Uses in Commercial and Industrial Uses Only”

Thank you for your attention to this matter. We look forward to serving the Stamford community soon.

Sincerely,



Richard Rylander
Vice President
UCEDA Institute
rich.rylander@uceda.edu
+1 (973) 797-9375

Exhibit 1: Initial Inquiry on July 13, 2022

Moving into an existing office at 65 Broad Street (2nd Floor)

1 message

Richard Rylander <rich.rylander@uceda.edu>
To: BuildingDept@stamfordct.gov, StamfordLandUse@stamfordct.gov

Wed, Jul 13, 2022 at 6:49 PM

Hello,

We found an existing office space in Stamford that can meet our needs as a language training business and immigrant resource center. We plan to use the space as-is, with no remodeling or renovations needed, and we found the attached Certificate of Occupancy online at <https://stamfordapps.org/>

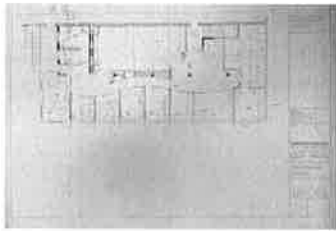
Please advise if the attached CO will be valid for our use, and/or if any other municipal approval will be needed.

With existing locations throughout Connecticut, New York, New Jersey, Maryland, and Virginia, UCEDA is a language training business focused on motivating and preparing adult learners to achieve their goals by developing effective English communication skills. UCEDA does not offer, and is not seeking to offer, any youth programs, college courses, academic degree programs, or occupation-specific programs leading to employment.


Thank you,

Richard Rylander
Vice President
UCEDA Institute
Direct: 973.797.9375

4 attachments



65 Broad St Stamford.jpg
2652K

 **COSAndCOC_COS_27591-27654_27591-27654 60.pdf**
20K

 **COSAndCOC_COS_27591-27654_27591-27654 61.pdf**
21K

 **Field Card.pdf**
1224K

Exhibit 2: Perspective from Land Use Inspector

RE: Moving into an existing office at 65 Broad Street (2nd Floor)

1 message

Conti, Frank <FConti@stamfordct.gov>
To: Richard Rylander <rich.rylander@uced.edu>
Cc: "Lunney, James" <JLunney@stamfordct.gov>

Wed, Jul 27, 2022 at 7:14 AM

Good Morning Richard,

I would tend to think that this is more like a vocational school more than a private school. I included the ZEO on this response as he would have the final say on the most closely related Zoning use in this case as this is hybrid type of use not specifically listed in our use table. Jim please make the use determination call for this use in the CC zone.

Thanks all,

Frank Conti

Land Use Inspector

Citation Officer

City of Stamford Connecticut

From: Richard Rylander <rich.rylander@uced.edu>
Sent: Tuesday, July 26, 2022 8:38 PM
To: Conti, Frank <FConti@StamfordCT.gov>
Subject: Re: Moving into an existing office at 65 Broad Street (2nd Floor)

Dear Frank,

I am looking forward to your guidance in the matter below. Please see my response on July 14, 2022, and kindly let me know if there are more details needed or any specific format in which you require the information.

Thank you in advance,

Richard Rylander

Vice President

UCEDA Institute

Direct: 973.797.9375

Exhibit 3: Letter of Exemption from State of Connecticut Office of Higher Education



**State of Connecticut
Office of Higher Education**

June 14, 2022

Mr. Richard Rylander
Vice President
UCEDA International
111 Ellison Street
Paterson, NJ 07505

Dear Mr. Rylander:

The Office of Higher Education is reaffirming that UCEDA International, offering English as a Second Language (ESL) does not provide occupational or vocational instruction leading to employment and therefore does not require approval under Connecticut General Statutes 10a-22a through 10a-22y and the corresponding Regulations of State Agencies 10a-22k-1 through 10a-22k-15.

If you decide to offer occupational instruction in the future, you must contact this office and seek approval before you advertise, offer courses, or enroll students

Sincerely

A handwritten signature in black ink, appearing to read "Sean Seepersad".

Sean Seepersad, PhD
Chief Academic Officer

Ned Lamont, Governor • Timothy D. Larson, Executive Director
450 Columbus Boulevard • Suite 707 • Hartford, CT 06103-1841

www.ohe.ct.gov

An Equal Opportunity Employer

Exhibit 4: Existing Floor Plan

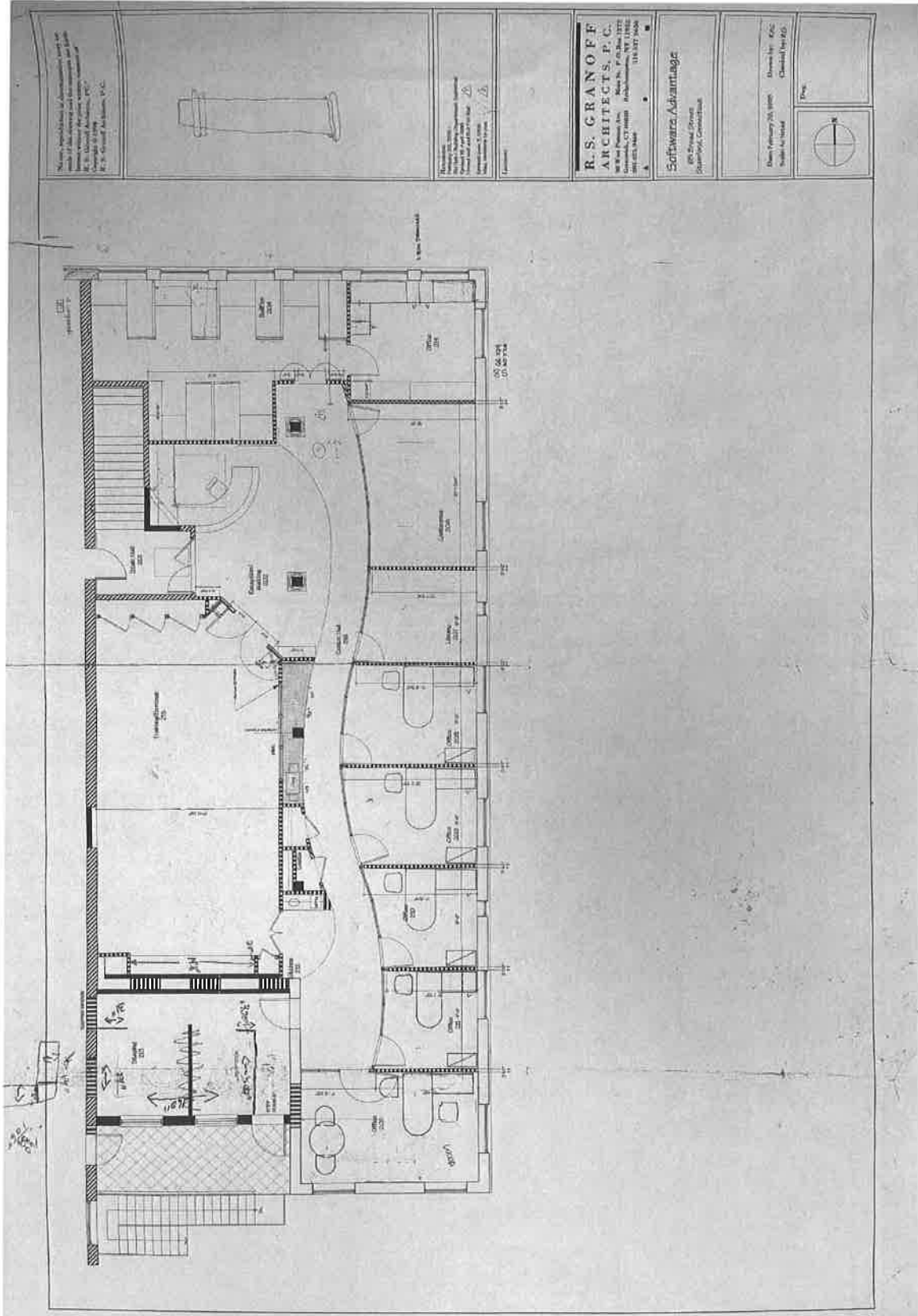


Exhibit 5: Rendering

