

From: Dice Oh <dice@33mm.org>

Sent: Wednesday, September 28, 2022 2:25 PM

To: Stein, David <DStein@StamfordCT.gov>; Blessing, Ralph <RBlessing@StamfordCT.gov>; Mathur, Vineeta <VMathur@StamfordCT.gov>; Stamford Land Use <StamfordLandUse@StamfordCT.gov>

Subject: in support of ADUs

Dear Zoning Board Members:

I'm writing to urge you to approve ADU legalization throughout Stamford. This region is suffering from a massive housing shortage that is squeezing out the middle class and impoverishing the poor. ADUs are a simple, small-scale, incremental and low-impact way to expand the housing supply, particularly for smaller and more affordable homes that are in high demand by the elderly, students, and young people.

I ask you to remove or lower the lot size minimum of 11,000 sq ft which is far too high and would eliminate all quarter-acre lots from taking advantage of this benefit. This minimum serves no function other than to cater to NIMBYs who are looking for ways to make this law ineffective.

Further, requiring an additional parking spot for an ADU is excessive. Single-family zones in Stamford already require three parking spots - requiring four for all ADUs is too much especially for those with smaller homes and family sizes. The current requirement is more than sufficient. If people are concerned about street parking, that should be dealt with by charging appropriate rates for parking on public roads, not by creating additional burdens for property owners.

Thank you for your consideration.

Dice Oh

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SEP 28 2022

ZONING BOARD

From: Ryan Cassella <ryancassella@gmail.com>
Sent: Wednesday, September 28, 2022 11:49 AM
To: Stein, David; Blessing, Ralph; Mathur, Vineeta
Subject: Please Support ADUs

Dear Zoning Board Members,

As someone who has seen the benefits of ADU policies in other US towns and cities, I hope you will support Stamford's move to a more inclusive and robust housing policy. ADU's are an excellent way to counteract suburban sprawl and other dated residential layouts, particularly in a growing area like Stamford that is short on housing for its hard working residents.

Thank you,
Ryan Cassella
Stamford Resident

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Briscoe, Tracy

From: Doroghazi, Anna <adoroghazi@aarp.org>
Sent: Wednesday, September 28, 2022 9:48 AM
To: Stamford Land Use; Mathur, Vineeta; Briscoe, Tracy
Cc: Mayor's Office
Subject: Comments from AARP CT Regarding Application 222-28
Attachments: Stamford Zoning Board_9.27.22_AARP.docx; ABCs of ADUs.pdf

Good morning,

Please see attached for a letter to the Stamford Zoning Board for tonight's special meeting regarding Application 222-28. I have also attached "The ABCs of ADUs," a resource guide that I hope will be helpful and relevant to the conversation.

Thank you for your consideration.

Regards,

Anna

Anna Doroghazi
Associate State Director – Advocacy and Outreach



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Comments on proposed changes related to Accessory Dwelling Units

Stamford Zoning Board

Wednesday, September 28, 2022

Dear Chairman Stein and Members of the Zoning Board:

Thank you for the opportunity to submit comments about proposed Zoning Regulation changes related to accessory dwelling units (ADUs). AARP Connecticut believes that accessory dwelling units provide older adults and people of all ages with new opportunities to find safe and affordable housing in their community, and we appreciate that your community is discussing this issue.

Connecticut, like the rest of the United States, is on the verge of a major demographic shift. Traditionally, children have always outnumbered older adults, but by 2034, older adults will outnumber children for the first time in our nation's history.¹ This change will be especially pronounced in Connecticut. According to our most recent State Plan on Aging, "Between 2010 and 2040, Connecticut's age 65 and older population is on pace to increase by 57%. However, the projected growth of the population between the ages of 20 - 64 is less than 2%, and the age 19 and under population is projected to decline by 7%."² As the demographics of our state undergo this change, we need to make sure our communities have a wide range of housing options at their disposal. ADUs are an important piece of this puzzle.

In addition, the COVID-19 pandemic highlighted the potential for ADUs to provide a safe, comfortable alternative to other living situations. ADUs can fill roles that homeowners may never have needed before, like providing a place for an aging parent to live instead of a nursing home, or for a boomerang kid to come back to when they've lost their job, or for someone to work remotely.

Regarding the specific changes under consideration today:

- We understand that the proposed changes under consideration would allow for construction of accessory apartments "as-of-right." AARP supports as-of-right construction of accessory apartments because it reduces costs and red tape but still leaves certain checks and balances in place to ensure that the accessory apartment is safe and appropriate. This aspect of the proposal is critically important, and we are pleased to see it included.
- We also understand that the proposed changes contemplate an owner-occupancy requirement. AARP suggests that you reconsider this provision. While this is a well-intentioned requirement aimed at addressing concerns about absentee landlords and potential negative impacts on the neighborhood, in practice, this requirement will make ADU financing difficult, just as it would if it were applied to single-family homes. Owner-occupancy requirements limit the appraisal values of properties with ADUs, reduce options for lenders should they need to foreclose, and can be difficult to enforce. Finally, according to one study, "more than two-thirds of properties with ADUs are owner-occupied even without an owner-occupancy mandate."³
- AARP would also suggest that you reconsider the requirement for one off-street parking space for an ADU, especially if the parking space requires direct access from the street. Requiring additional parking could be a barrier to ADU construction, and the experience of other cities has suggested that ADUs do not overwhelm parking supply in single-family neighborhoods.⁴

¹ U.S. Census Bureau, 2018: [https://www.census.gov/newsroom/press-releases/2018/cb18-41-population-projections.html#:~:text=%E2%80%9CBy%202034%20\(previously%202035\),under%20the%20age%20of%2018.%22](https://www.census.gov/newsroom/press-releases/2018/cb18-41-population-projections.html#:~:text=%E2%80%9CBy%202034%20(previously%202035),under%20the%20age%20of%2018.%22)

² CT Dept. of Aging and Disability Services, 2020: <https://portal.ct.gov/-/media/AgingandDisability/AgingServices/State-Plans/2021-2023-CT-State-Plan-on-Aging.pdf>

³ AARP, 2021: <https://www.aarp.org/livable-communities/housing/info-2019/accessory-dwelling-units-guide-download.html>

⁴ Journal of Transport and Land Use, 2022: <https://www.jtlu.org/index.php/jtlu/article/view/1947/1635>

For your consideration, we are also sharing with a digital version of “The ABCs of ADUs”, which is a primer for elected officials, policymakers, local leaders, homeowners, and others, providing a 20-page introductory and best-practices guide for how towns, cities, counties, and states can include ADUs in their mix of housing options.

AARP Connecticut would like to thank the Zoning Board for this opportunity to talk about the importance of ADUs and how they could help Stamford’s housing production keep pace with the demand for affordable and accessible housing. We are committed to working with you to effectively address Stamford’s housing needs and to ensure that older adults have safe and appropriate housing options in the community. If you have questions or wish to discuss these items further, please contact us: adoroghazi@aarp.org or 860-597-2337.

Thank you for your consideration.

Anna Doroghazi
Associate State Director, Advocacy and Outreach
AARP Connecticut

The ABCs of ADUs

A guide to
Accessory Dwelling Units
and how they expand housing options
for people of all ages



BASEMENT ADU



DETACHED ADU



ATTACHED ADU



SECOND-STORY ADU



GARAGE-CONVERSION ADU

AARP[®]
Real Possibilities



Websites: AARP.org and AARP.org/Livable
Email: Livable@AARP.org
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AARP is the nation's largest nonprofit, nonpartisan organization dedicated to empowering people 50 or older to choose how they live as they age. With nearly 38 million members and offices in every state, the District of Columbia, Puerto Rico and the U.S. Virgin Islands, AARP strengthens communities and advocates for what matters most to families: health security, financial stability and personal fulfillment. The AARP Livable Communities initiative works nationwide to support the efforts by neighborhoods, towns, cities, counties, rural areas and entire states to be livable for people of all ages.



Website: OrangeSplot.net
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Orange Splot LLC is a development, general contracting and consulting company with a mission to pioneer new models of community-oriented, affordable green housing developments. Orange Splot projects have been featured in the *New York Times*, *Sunset Magazine* and on NBC's *Today* show. (The detached ADUs on page 3 and the back cover are by Orange Splot.) Company founder Eli Spevak has managed the financing and construction of more than 250 units of affordable housing, was awarded a Loeb Fellowship by the Harvard University Graduate School of Design, cofounded the website AccessoryDwellings.org and serves as a vice chair of Portland, Oregon's Planning and Sustainability Commission.

The ABCs of ADUs

A guide to Accessory Dwelling Units and how they expand housing options for people of all ages

WRITTEN AND EDITED BY: Eli Spevak, Orange Splot LLC | Melissa Stanton, AARP Livable Communities

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Back: Kol Peterson, BuildingAnADU.com | Eli Spevak, Orange Splot LLC | Schuyler Smith, Polyphon Architecture & Design, LLC

A NOTE TO READERS: Many of the photographs and project examples in this publication are from Portland, Oregon, one of the first municipalities in the nation to encourage the creation of accessory dwelling units.

Visit AARP.org/ADU to download or order this free guide and find more resources about accessory dwelling units.

Welcome! Come On In

AARP surveys consistently show that the vast majority of people age 50 or over want to remain in their homes and communities as they age rather than relocate

We know from surveys by AARP and others that a majority of Americans prefer to live in walkable neighborhoods that offer a mix of housing and transportation options and are close to jobs, schools, shopping, entertainment and parks.

These preferences — coupled with the rapid aging of the United States' population overall and decrease in households with children — will continue to boost the demand for smaller homes in more compact neighborhoods.

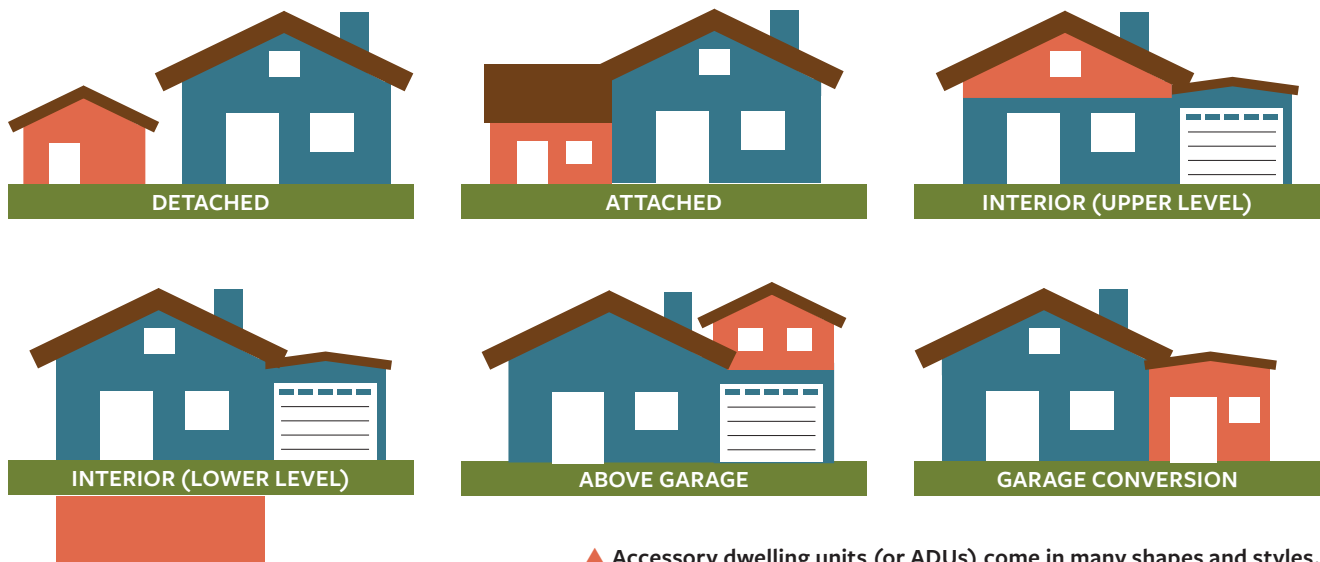
As small houses or apartments that exist on the same property lot as a single-family residence, accessory dwelling units — or ADUs — play a major role in serving a national housing need.

This traditional home type is reemerging as an affordable and flexible housing option that meets the needs of older adults and young families alike.

In fact, in the 2018 AARP Home and Community Preferences Survey, people age 50-plus who would consider creating an ADU said they'd do so in order to:

- provide a home for a loved one in need of care (84%)
- provide housing for relatives or friends (83%)
- feel safer by having someone living nearby (64%)
- have a space for guests (69%)
- increase the value of their home (67%)
- create a place for a caregiver to stay (60%)
- earn extra income from renting to a tenant (53%)

Since ADUs make use of the existing infrastructure and housing stock, they're also environmentally friendly and respectful of a neighborhood's pace and style. An increasing number of towns, cities, counties and even states have been adapting their zoning or housing laws to make it easier for homeowners to create ADUs.



▲ Accessory dwelling units (or ADUs) come in many shapes and styles.

The ABCs of ADUs is a primer for elected officials, policymakers, local leaders, homeowners, consumers and others to learn what accessory dwelling units are and how and why they are built. The guide also suggests best practices for how towns, cities, counties and states can include ADUs in their mix of housing options.

ADUs Come in Many Shapes and Styles

ADUs are a family-friendly, community-creating type of housing the nation needs more of

Although many people have never heard the term, accessory dwelling units have been around for centuries (see page 6) and are identified by many different names. To be clear about what’s being discussed:

- An ADU is a small residence that shares a single-family lot with a larger, primary dwelling
- As an independent living space, an ADU is self-contained, with its own kitchen or kitchenette, bathroom and sleeping area
- An ADU can be located within, attached to or detached from the main residence
- An ADU can be converted from an existing structure (such as a garage) or built anew
- ADUs can be found in cities, in suburbs and in rural areas, yet are often invisible from view because they’re positioned behind or are indistinct from the main house
- Because ADUs are built on single-family lots as a secondary dwelling, they typically cannot be partitioned off to be sold separately
- An ADU can provide rental income to homeowners and an affordable way for renters to live in single-family neighborhoods
- An ADU can enable family members to live on the same property while having their own living spaces — or provide housing for a hired caregiver
- Unlike tiny houses (see page 17), ADUs are compact but not teeny, so they’re a more practical option for individuals, couples and families seeking small, affordable housing
- For homeowners looking to downsize, an ADU can be a more appealing option than moving into an apartment or, if older, an age-restricted community
- ADUs can help older residents remain in their community and “age in place”



CREATIVE COMMONS

▲ Accessory dwelling units show up in neighborhoods throughout the country — and even in pop culture. One example: In the sitcom *Happy Days*, Fonzie (right) rented an above-garage ADU from the Cunningham family in 1950s-era Milwaukee, Wisconsin.

ADUs are also known as ...

Although most local governments, zoning codes and planners in the United States use the term *accessory dwelling unit* or *ADU*, these small homes and apartments are known by dozens of other names. The different terms conjure up different images. (Who wouldn’t rather live in a “carriage house” than in an accessory or “ancillary” unit?) Even if you’ve never heard of accessory dwelling units or ADUs, you have likely heard of — and perhaps know the locations of — some of the home types noted at right.



▲ Renting out this 350-square-foot garage-conversion ADU in Portland, Oregon, helps the property owner, who lives in the lot’s primary residence, pay her home mortgage.

- accessory apartment
- alley flat
- back house
- backyard bungalow
- basement apartment
- carriage house
- coach house
- garage apartment
- granny flat
- guest house or cottage
- in-law suite
- laneway house
- mother-daughter house
- multigenerational house
- ohana unit
- secondary dwelling unit
- sidekick

PHOTO AND LIST FROM ACCESSORYDWELLINGS.ORG

Since ADUs can be created in many different shapes and styles, they're able to fit discreetly into all sorts of communities, including suburban subdivisions, row-house streets (either with or without back-alleys), walkable town or urban neighborhoods — and, of course, large lots and rural regions.



◀ A **DETACHED ADU** (aka DADU) is a stand-alone home on the same lot as a larger, primary dwelling. Examples include backyard bungalows and converted outbuildings.

Location: Portland, Oregon | Photo by David Todd



▶ An **ATTACHED ADU** connects to an existing house, typically through the construction of an addition along the home's side or rear. Such units can have a separate or shared entrance.

Location: Davidsonville, Maryland | Photo by Melissa Stanton, AARP



◀ A **GARAGE ADU** makes use of an attached or detached garage by converting the space into a residence. Other options involve adding a second-story ADU above a garage or building a new structure for both people and cars.

Location: Portland, Oregon | Photo by Radcliffe Dacanay

An **INTERNAL ADU** is created when a portion of an existing home — an entire floor, part of a floor, or an attic or basement — is partitioned off and renovated to become a separate residence.

▶ Access to an **UPPER-LEVEL ADU** can be provided through a stairway inside the main home or directly from an exterior staircase. This 500-square-foot ADU sits atop a 1,900-square-foot primary dwelling.

Location: Portland, Oregon | Photo by Eli Spevak, Orange Splot LLC



▲ A **LOWER-LEVEL ADU** is typically created through the conversion of a home's existing basement (provided that height and safety conditions can be met), during construction of the house, or (see page 7) as part of a foundation replacement and house lift.

Location: Portland, Oregon | Photo by Derin Williams

ADUs Are Good for People and Places

Communities that understand the benefits of ADUs allow homeowners to create them

ADUs are an affordable housing option

- ADUs can generate rental income to help homeowners cover mortgage payments or simply make ends meet. The income provided by an ADU tenant can be especially important for older people on fixed incomes.
- Since the land on which an ADU is built already belongs to the homeowner, the expense to build a secondary residence is for the new structure only. The lot is, in a sense, free.
- ADUs are typically owned and managed by homeowners who live on the premises. Such landlords are less likely to raise the rent once a valued tenant has moved in. Many ADUs are created for family members to reside in for free or at a discounted rate.
- Although market rate rents for ADUs tend to be slightly more than for similarly sized apartments, they often represent the *only* affordable rental choices in single-family neighborhoods, which typically contain no studio or one-bedroom housing options at all.
- Some municipalities are boosting ADUs as part of affordable housing and anti-displacement strategies. Santa Cruz, California (see opposite), is among the cities with programs to help lower-income households build ADUs or reside in them at reliably affordable rents.

ADUs are able to house people of all ages

- An individual’s housing needs change over time, and an ADU’s use can be adapted for different household types, income levels, employment situations and stages of life.
- ADUs offer young people entry-level housing choices.
- ADUs enable families to expand beyond their primary home.
- ADUs provide empty nesters and others with the option of moving into a smaller space while renting out their larger house or letting an adult child and his or her family reside in it.

ADUs are just the right size

- Generally measuring between 600 and 1,000 square feet, ADUs work well for the one- and two-bedroom homes needed by today’s smaller, childless households, which now account for nearly two-thirds of all households in the United States.

ADUs are good for the environment

- ADUs require fewer resources to build and maintain than full-sized homes.
- ADUs use significantly less energy for heating and cooling. (Of all the ADU types, internal ones tend to have the lowest building and operating costs.)

ADUs are community-compatible

- ADUs offer a way to include smaller, relatively affordable homes in established neighborhoods with minimal visual impact and without adding to an area’s sprawl.
- ADUs provide a more dispersed and incremental way of adding homes to a neighborhood than other options, such as multistory apartment buildings. As a result, it’s often easier to get community support for ADUs than for other housing types.

Big houses are being built, small houses are needed

Do we really need more than three times as much living space per person as we did in 1950? Can we afford to buy or rent, heat, cool and care for such large homes?

YEAR	1950	2017
Average square footage of new single-family homes	983	2,571
Number of people per household	3.8	2.5
Square feet of living space per person	292	1,012

Fact: ADUs house more people per square foot of living area than single-family homes do.

SOURCE: NATIONAL ASSOCIATION OF HOME BUILDERS (AVERAGE HOME SIZES); U.S. CENSUS BUREAU (AVERAGE HOUSEHOLD SIZES)

HOME VISIT #1

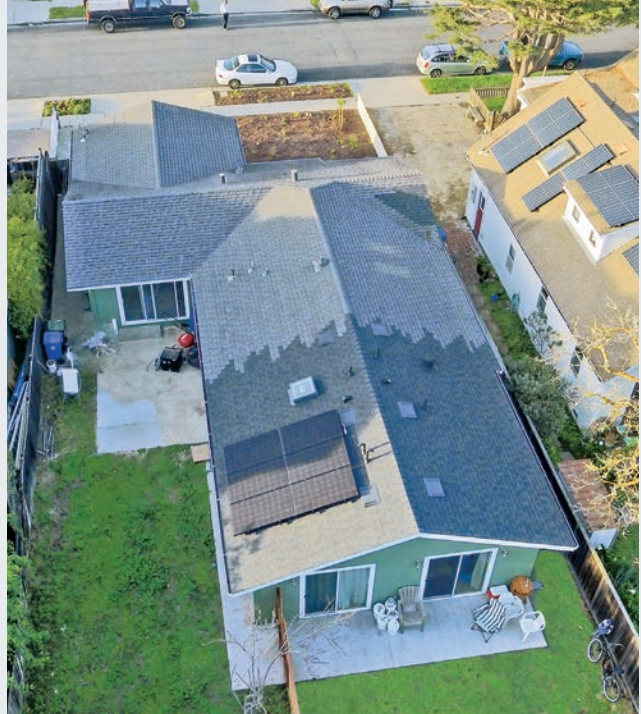
Attached ADU Addition

Santa Cruz, California

Size: 500 square feet



AARP



▲ The area with the darker roof shingles is the ADU that was added onto the home of Carrie and Sterling Whitley.

◀ ▼ The Whitleys' ADU (that's Carrie showing off the front yard's new paths and plantings) has its own entrance on the side of the home and is being rented to the couple's daughter so she can help her elderly parents when needed.

When Carrie and Sterling Whitley bought their house in 1971, they paid less than \$15,000. Nearly 50 years later, similar homes on their street have sold for more than \$1 million.

THE PROBLEM: The Whitleys, who are in their 80s, own the house outright and don't want to move. But the financial and physical demands involved in maintaining the house are a challenge.

A SOLUTION: To help low-income homeowners age 62 or older live independently and keep their homes, the Monterey Bay affiliate of Habitat for Humanity and the City of Santa Cruz launched My House My Home: A Partnership for Aging-in-Place. The pilot program builds accessory dwelling units so older homeowners can downsize into a new, aging-friendlier home and earn rental income from their original house. Or such homeowners can remain in their house and rent out the new, smaller residence. Participating homeowners are required to charge an affordable rental rate.

REALITY CHECK: When the Whitleys' project broke ground in April 2017, they were the first homeowners to receive an ADU through the program, which worked with them to design the ADU as an addition to their existing home. Since the dwelling was built with accessibility features, Carrie and Sterling know they can downsize into it if they ever need to. Until then, their daughter, Brenda, resides in the addition.

REAL LIFE: "I'm right next door to my parents in case they need me or need any help," Brenda says.

Design: Historic Sheds | Builder: Historic Sheds | Cost to build: \$158,000 in 2017 (not including volunteer labor) | Photos by Michael Daniel | Article adapted from Where We Live: Communities for All Ages (AARP 2018)



ADU ADVICE: With an attached ADU, privacy between the two residences can be achieved by locating the ADU bedroom(s) and bathroom(s) as far as possible from the main house. Providing the ADU with its own yard or outdoor space is helpful too.

ADUs Are an American Tradition

While today's interest in ADUs may be new, the housing type is centuries old

Early settlers often built a small home to live in while constructing their larger, primary house nearby.

When farming was a source of survival for most of the nation's households, families routinely constructed additional homes on their land when needed.

People with wealth and acreage regularly populated their lands with secondary mansions and ancillary buildings independent of the main estate house.

In fact, until the 20th century, people with land built as many homes as they wished. There were few or no zoning rules, municipal services or infrastructure (utilities, roads, schools, trash collection, first-responders) to consider.

A historic precedent for the modern day accessory dwelling unit is the "carriage house," or "coach house." Originally built for horse-drawn carriages, the structures associated with grander homes were frequently large enough to double as living quarters for workers and stable hands.

Decades later, in response to housing shortages and economic needs, many surviving carriage houses were

converted into rental homes. By becoming landlords, the owners gained income from their otherwise unused outbuildings.

Automobile garages have a similar history. Some were originally built with a housing unit upstairs. Over time, many garages were converted (often illegally or under zoning codes no longer applicable today) into small homes when the spaces became more valuable for housing people than vehicles.

With the rise of suburban single-family home developments following World War II, ADUs practically ceased to be built legally in the United States. Then as now, residential zoning codes typically allowed only one home per lot, regardless of the acreage and with no exceptions. Attached and detached garages occupied yard space that might otherwise have been available for ADUs.

Some cities, including Chicago, grandfathered in pre-existing ADUs — but only if the residences remained consistently occupied. In Houston's historic and trendy Heights neighborhood, old and new garage apartments are common and desired.

But elsewhere, even in rural areas with ample land, property owners are often prohibited from creating secondary dwellings. Many communities today don't allow new ADUs, even if they did in the past — and even if ADUs currently exist there. (Countless units in single-family homes or yards are technically illegal or are allowed simply because they were created when such residences had been legal.)

ADUs began making a comeback in the 1980s as cities explored ways to support smaller and more affordable housing options within single-dwelling neighborhoods. In 2000, in response to a growing demand for ADU-supportive guidelines, AARP and the American Planning Association partnered to release an influential model state act and local code for ADUs.

More recently, there's been renewed interest at the state and local levels (see page 8) in legalizing and encouraging the creation of ADUs, driven by the increasingly high cost of housing and, in some places, the belief that homeowners with suitable space shouldn't be so restricted in the use of their property.

▼ **This carriage house containing a one-bedroom, one-bath ADU above a two-car garage sits behind a six-level, Gilded Age, Hoboken, New Jersey, townhome that was built in 1883. The dual residence property was on the market in 2018 for \$5 million.**



HOME VISIT #2

Garage Apartment ADU

Denver, Colorado

Size: 360 square feet



▲ The apartment above the garage can be reached from inside the garage or from an exterior side entrance accessed from the yard it shares with the primary residence.

“I see our ADU as something very similar to a student loan,” says Mara Owen. “It’s something you invest in the future with. It was cheaper than buying a house for Mom, and it lets her have independence. It’s great knowing we can check in on her whenever.”

AH-HA MOMENT: Owen, her partner, Andrew, and their three dogs were sharing a one-bedroom, one-bath house with her mother, Diane. When Owen learned that ADUs were allowed in the city, she decided the best way to get more space for her small home’s many residents would be to remove their “leaky and defunct” garage and build a new two-car garage with an apartment above it.

WISE ADVICE: “Get a really great builder and architect,” says Owen. “Interviewing architects was similar to a first date. It’s not just who you feel connected with. That’s important, but get to the values. It’s a niche market, so see if you can find someone who has built ADUs before, because ADUs are a little different.”

FUTURE PLANS: The stairs to Diane’s apartment are wide enough for a stair lift, if it’s ever needed. The roof was built at the correct slope for the eventual installation of solar panels.

Design: Hive Architecture | Builder: Hive Architecture | Cost to build: \$167,000 in 2016 | Photo by Mara Owen | Article adapted from “ADU Case Studies” by Lina Menard on AccessoryDwellings.org. Visit the website to read about and see photographs of more ADU projects.

HOME VISIT #3

Basement ADU

Portland, Oregon

Size: 796 square feet

The transformation of this colorful Victorian was both a preservation and expansion project.

TEACHING MOMENT: “Here’s a very welcome breath of fresh air, especially in the face of so much gentrification that is going on in Portland!” declared Mark Lakeman, principal of Communitecture, an architectural, planning and design firm, about the pictured remodel. Writing on his company’s website, he says the project provides a lesson in how to “adapt and reuse our precious historic houses so they can accommodate more people while also providing more income to support the existing home.”

HOW’D THEY DO IT? To add a basement rental unit, engineers lifted the house. The resulting ADU is roughly four feet underground and four feet above.



▲ By lifting the house and digging beneath it, designers, engineers and builders turned a two-story, single-family home into a three-story, multifamily residence.

THE ACHIEVEMENT: Adds Lakeman: “Unlike the seemingly pervasive method of simply tearing down existing buildings so that new, giant ones can be built, this approach achieves upgrades in energy efficient living places and adds density while retaining the continuity of our beloved historical urban environment.”

Design: Communitecture | Home Lift: Emmert International | Builder: Tom Champion | Cost to build: \$125,000 in 2015 | Photos by Communitecture (before) and Chris Nascimento (after)

The Time Is Now

Rules for ADUs continue to evolve and frequently differ from one town to the next

Some communities allow almost any home to be set up with an ADU — so long as size limits, property line setbacks and placement caveats in relation to the primary dwelling are met.

Other communities start with those basic standards and then layer on extra requirements (see page 14) that can make it challenging to create an ADU.

Municipalities nationwide have been relaxing their restrictions against ADUs, and some states have been encouraging their creation by requiring communities to allow them.

- In 2017, California required all of its cities and counties to allow ADUs so long as the property owner secured a building permit. In Los Angeles, Mayor Eric Garcetti has said ADUs could provide the city with a needed 10,000 housing units. He's touted ADUs as a "way for homeowners to play a big part in expanding our city's housing stock and make some extra money while they're at it."
- That same year, a New Hampshire law established that local zoning codes had to allow ADUs nearly everywhere single-family housing was permitted. The change stemmed in large part from the frustration of builders who couldn't construct the type of amenities, such as backyard cottages and garage apartments, that their clients desired.
- Oregon requires cities and counties of certain sizes within urban growth boundaries to allow ADUs in all single-family neighborhoods.
- As of 2019, major cities that allow ADUs include Anchorage, Alaska; Atlanta, Georgia; Austin, Texas; Denver, Colorado; Honolulu, Hawaii; Houston, Texas; Philadelphia, Pennsylvania; Phoenix, Arizona; Seattle, Washington; and Washington, D.C. Communities in Massachusetts, Kentucky, Illinois, Indiana and Oregon have sought advice from AARP and Orange Spout about revising their zoning codes to allow ADUs.

► **The unique floor plan of this single-family Maryland farmhouse allows for a first floor residence (accessed through the door on the right) and an upper-level ADU that can be reached through the entrance at left.**

To Encourage ADUs

LOCAL OFFICIALS can ...

- allow all ADU types (detached, attached, interior)
- simplify the building permit process for ADUs
- waive or reduce permit and impact fees
- let garages be converted into ADUs without requiring replacement off-street parking
- allow a second ADU if one of the homes on the property meets accessibility standards

COMMUNITY PLANNERS can ...

- adopt simple, flexible but nondiscretionary ADU rules about setbacks, square footage and design compatibility with the primary dwelling

LENDERS can ...

- work with homeowners to finance the construction of ADUs by using renovation loans

ADVOCATES can ...

- organize tours of completed ADUs in order to inform and inspire the community
- educate homeowners, real estate agents, architects and builders about local zoning regulations and the permit process

REAL ESTATE AGENTS can ...

- educate themselves and their clients about rules for the construction of ADUs

LOCAL MEDIA can ...

- report on how and why homeowners build ADUs



PHOTO BY MELISSA STANTON, AARP

HOME VISIT #4

Internal ADU (Main Level)

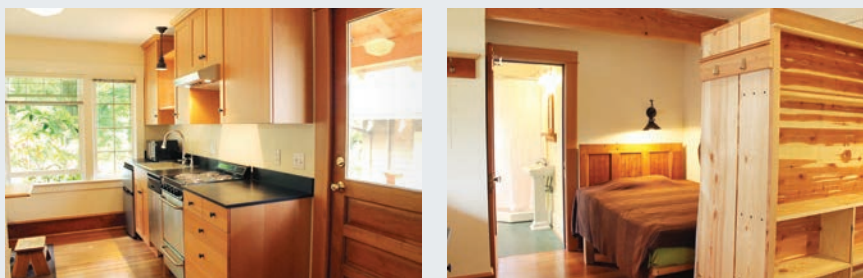
Portland, Oregon

Size: 220 square feet

Even small homes can have enough space for an ADU. An underused main floor bedroom in this 1.5-story, 1,500-square-foot bungalow was transformed into a studio apartment.

AH-HA MOMENT: According to Joan Grimm, who owns the home with Rita Haberman: “What we were looking for in terms of a community and aging in place was right under our noses. Remove a fence and create a shared open space. Build a wall and create a second dwelling unit. It doesn’t have to be complicated.”

REAL LIFE: “Creatively carving out an ADU from the main floor of our house saved on design and construction costs,” Grimm adds. “It provides an opportunity for rental income, with no significant compromise to the livability of our home.”



▲ The steps and side entrance (top) lead to the studio apartment ADU, which was crafted out of an existing space. The covered porch to the right leads to the primary residence. The ADU contains a kitchen, small dining and living area, sleeping area, bathroom and laundry area.

*Design: Rita Haberman | Builder: RS Wallace Construction | Cost to build: \$55,000 in 2015 (with some work done by the homeowners)
Photos courtesy Billy Ulmer | Article adapted from “ADU Case Studies” by Lina Menard on AccessoryDwellings.org*

HOME VISIT #5

Internal ADU (Lower Level)

Portland, Oregon

Size: 795 square feet

“We were looking for a way to live in our house for the rest of our lives and to generate at least some income in the process,” Robert Mercer and Jim Heuer wrote for the program guide of the annual Portland ADU Tour when their home was part of the lineup. “An ADU offers the possibility of caregiver lodging in the future or even a place for us to live while we rent out the main house if we get to the point where we can’t handle the stairs any longer.”

THE SOUND OF SILENCE: Internal ADUs often require that soundproofing insulation be installed between the primary dwelling and the accessory unit that’s below, above or beside it. In Portland, the building code for duplex residences requires a sound insulation rating of at least STCC45. To property owners thinking about a similar ADU setup, the duo advise: “Think about how you live in your home and

▼ The door to the right of the garage leads to a ground-floor ADU with windows along the back and side walls. The upper-level windows seen below are part of the main residence.



how having downstairs neighbors will change what you can and can’t do with your space and what investment you are prepared to make in sound insulation.”

AN ADDED BONUS: “We are pleased that we have been able to provide more housing density on our property and still be in keeping with the historic character of our home.”

Design: DMS Architects | Builder: Weitzer Company | Cost to build: \$261,000 in 2016 | Photo by Melissa Stanton, AARP | Article adapted from the 2017 ADU Tour project profiles on AccessoryDwellings.org

Bringing Back ADUs

The reasons for creating or living in an ADU are as varied as the potential uses

ADUs are flexible. Over time, a single ADU might be used in many ways as an owner's needs and life circumstances change. Following are just a few reasons why ADUs are created and by whom:

EMPTY NESTERS can build an ADU and move into it, then rent out the main house for supplemental income or make it available to their adult children.

FAMILIES WITH YOUNG CHILDREN can use an ADU as housing for a nanny or au pair or even a grandparent or two, who can then help raise their grandkids and be assisted themselves as they age.

INDIVIDUALS IN NEED OF CARE can reside in an ADU to be near family members, or they can use the ADU to house a live-in aide. (In fact, ADUs can be an affordable and more comforting alternative to an assisted-living facility or nursing home.)

HOME BUYERS can look forward to the rental income from an ADU to help pay their mortgage or finance home improvements, especially in expensive housing markets.

HOME-BASED WORKERS can use an ADU as their office or workshop.

HOMEOWNERS can use an ADU for guests or as housing for friends or loved ones who:

- aren't yet financially independent, such as new high school or college graduates
- need temporary housing due to an emergency or while renovating their own home
- have disabilities but can live independently if family reside nearby



▲ The zoning code in Evanston, Illinois, permits accessory dwelling units, creating an opportunity for the owners of this 1911 home with an outbuilding in the backyard.

Planning and Paying for ADUs

Most new homes are built by developers, entire subdivisions at a time. Apartments are also built by pros.

But ADUs are different.

Although ADUs are occasionally designed into new residential developments, the vast majority are created by individual homeowners after they move in. In other words, ADUs are usually created by enthusiastic and motivated *amateurs*.

An ADU may present the ultimate chance for a do-it-yourselfer to build his or her small dream home. More often, homeowners bring in a combination of architects, designers and construction contractors to do the work, much as they would for a home addition or major kitchen remodeling. The local municipality's planning department can provide guidance on the rules for ADUs and information about what permits, utility connections and fees are involved.

ADUs aren't cheap, and they are often the most significant home improvement project a homeowner will undertake.

Although internal ADUs can sometimes be built for about \$50,000, new detached ADUs often exceed \$150,000. Most ADUs are financed through some combination of savings, second mortgages, home equity lines of credit and/or funds from family members (sometimes a relative who ends up living in it).

In some areas, the cost of building an ADU can be recouped after a few years of renting it. If that's the plan, it's worth estimating the expenses versus the potential income before undertaking an ADU project.

A few cities, nonprofits and start-ups are experimenting with creative financing options that could put ADUs within reach for more homeowners and their families, as well as prospective renters.



▲ Walt Drake’s Southern-style, one-bedroom ADU has an outdoor, wraparound porch that can be accessed without using steps. The design is in keeping with other buildings in the neighborhood.

HOME VISIT #6 Detached ADU (One-Story)

Decatur, Georgia
Size: 800 square feet

When Walt Drake decided to downsize, his son Scott purchased his dad’s house for himself and his family and built a detached ADU (or DADU) for Walt.

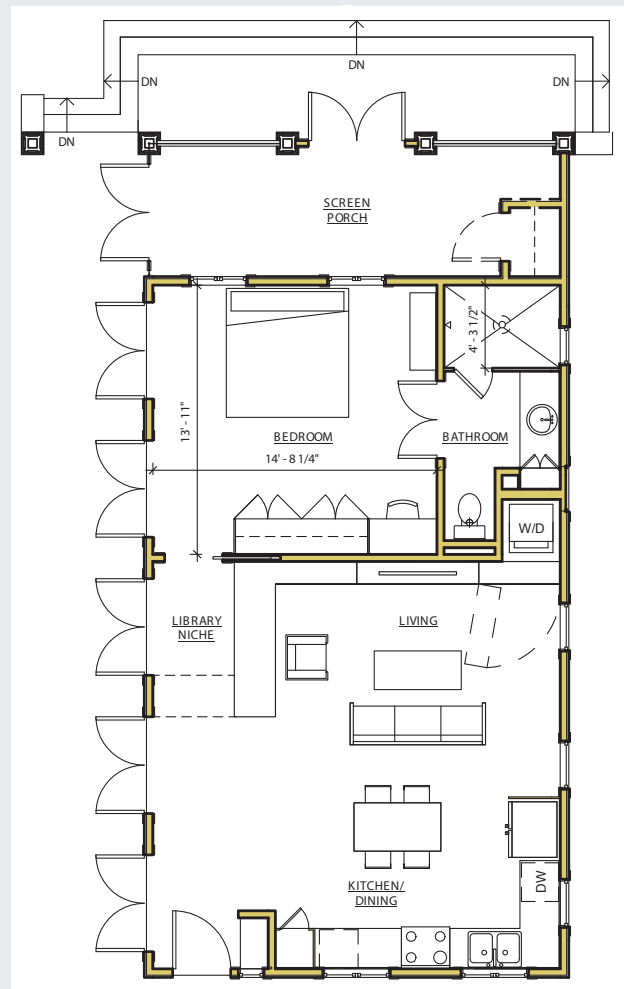
“From not finding what we wanted for Dad, we decided to create it,” says Scott. “Neighborhoods built in the 1920s have carriage houses. Building an ADU was a modern day version of something people have been doing on their property in this area for a hundred years.”

NEAR AND FAR: “We wanted the houses to be separate and to feel like we’re each on our own property, but we’re there for each other,” says Scott.

AGING-FRIENDLY: Building the ADU meant Walt didn’t have to sell his home and leave his neighborhood. “He was able to keep his own stuff and turn over what he didn’t need to us,” says Scott. “It kept my dad in place, which I think was important.”

FUTURE PLANS: Scott says the ADU is “serving its intended purpose” but that someday down the road it could be used as a long- or short-term rental. “The ADU could turn into lots of different things over the course of its lifetime.”

Design: Adam Wall, Kronberg Wall | Builder: Rob Morrell | Cost to build: \$350,000 in 2014 | Photo by Fredrik Brauer | Floor plan by Kronberg Wall Architects | Article adapted from “ADU Case Studies” by Lina Menard on AccessoryDwellings.org



ADUs Are Age-Friendly Housing

New-construction ADUs can be created with “universal design” features

An “age-friendly” home has a zero-step entrance and includes doorways, hallways and bathrooms that are accessible for people with mobility differences. Garage conversions (such as the one pictured on page 2) are among the easiest and least expensive ADU solutions for aging in place since they’re preexisting structures and generally have no-step entries. To learn more about making a home aging-friendly, download or order the *AARP HomeFit Guide* at AARP.org/HomeFit.

HOME VISIT #7

Detached ADU (Two-Story)

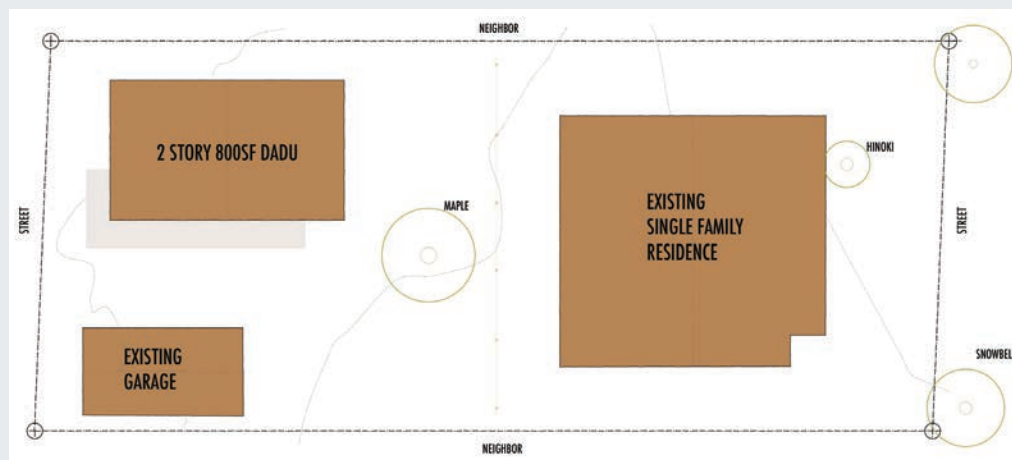
Seattle, Washington

Size: 800 square feet

Evelyn Brom’s plan was to build a backyard cottage and rent it out. She would keep living in her two-bedroom home.

AH-HA MOMENT: As the design developed, Brom realized that *she* wanted to live in the stunning wood-and-glass ADU. It was a good decision. A week before moving in, Brom was laid off from her job.

REAL LIFE: The \$3,000 a month Brom receives in rent for the main house (which is occupied by a three-generation family) provides a needed income. “Being laid off has made this arrangement a lifesaver,” Brom says. If the stairs in the cottage ever become too hard to navigate, she can move back into her original one-story house and rent out the cottage instead. “Now I have options,” she says.



▲ There’s a powder room, open kitchen and living room on the first floor, with a bedroom and bathroom upstairs.

◀ Although Brom’s property is only 0.13 acres, it’s large enough to accommodate two homes, a patio, a lawn and a garage. A slatted wood fence with a gate divides the space between the two houses and provides privacy.

Design: Chrystine Kim, NEST Architecture & Design | Builder: Ian Jones, Treebird Construction | Photo by Alex Hayden | Cost to build: \$250,000 in 2014
Article adapted from *Where We Live: Communities for All Ages* (AARP 2018)

HOME VISIT #8

Detached Bedroom

St. Petersburg, Florida

Size: 240 square feet

Bertha and her son John talked about someday buying a house with a mother-in-law suite. “Then one day someone came along and wanted my house, so I up and sold it,” she explains. “But that left me homeless. I asked John if I could build a small house in his backyard and he agreed.”

CREATIVE THINKING: A detached bedroom is a permanent, accessory structure that, unlike ADUs, lacks a kitchen. But that’s what makes these cabin-like homes more affordable to build than many ADUs and even tiny houses.

WHAT’S INSIDE: Bertha’s home contains a sleeping and living area and a full bathroom. “I paid for the little house and it’s on my son’s property. So I figured, if I’m cooking I can do it at my son’s house,” she says. (Her laundry is also done at his house.)



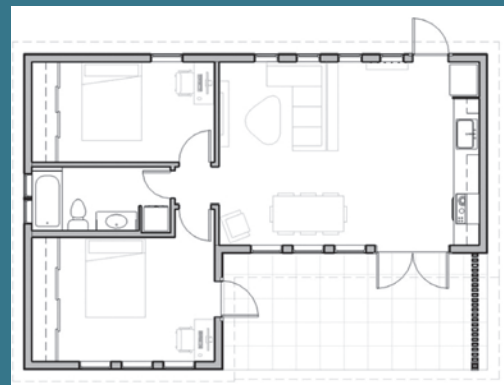
▲ A detached bedroom, which contains a bathroom but no kitchen, can provide housing for a loved one or serve as a home office or guest cottage.

REAL LIFE: “Having access to my son’s house makes it livable. Otherwise, I personally would not be happy. It’s very comforting to know that John is close by. Hopefully this will be my home forever.”

Design: Historic Sheds | Builder: Historic Sheds | Cost to Build: \$50,000 in 2017 | Photo by Historic Sheds | Article adapted from “ADU Case Studies” by Lina Menard on AccessoryDwellings.org

A Sustainable and Sunny ADU

Tired of living in a house with so many walled off and dark spaces that the sun couldn’t shine in, the home’s owners built and moved into the bright, airy, modern and very accessible ADU they created in their yard. (The original, larger home has become a rental.) The ADU is located within a conservation district and was constructed using sustainable materials and environmentally friendly techniques. One such feature is the deck trellis, which allows light in while diffusing the heat of the afternoon sun.



▲ Although this ADU has only 721 square feet of living space, there is room enough for two bedrooms.

Design: Propel Studio | Builder: JLTB Construction | Photo by Josh Partee | Cost to build: \$185,000 in 2017 | Article adapted from “ADU Case Studies” by Lina Menard on AccessoryDwellings.org

Practical Solutions for ADUs

Local laws can both allow and appropriately control the creation of accessory dwellings

There are more than 19,000 cities, 16,000 towns and 3,000 counties in the United States. Regulations about ADUs are typically written or adopted at the local government level.

Where it's legal to build ADUs, homeowners still need to follow rules about where it can be done, how tall they can be, how many square feet they can contain, what they can look like and how they can be used. These rules can be found in the local zoning code.

Over the past few decades it has become clear that there's a balance to strike between the strictness of ADU regulations and how often ADUs get built.

For instance, after Portland, Oregon, relaxed its ADU rules in 2010 and waived impact fees (a savings of up to \$12,000), the number of ADUs built there increased from about 30 per year between 2000 and 2009 to practically one ADU a day in 2015.

Changes in California's ADU laws allowed Los Angeles to achieve an even more dramatic increase, going from 80 permit applications in 2016 to nearly 2,000 in 2017. Allowing both an ADU and a "Junior ADU," or JADU — an interior ADU of 500 square feet or fewer — on properties in Sonoma County were among the urgent

policies adopted in the wake of Northern California's many devastating fires.

Meanwhile, in many jurisdictions, well-intentioned but burdensome rules can stymie the creation of ADUs. ADU-related zoning codes should be restrictive enough to prevent undesirable development but flexible enough that they actually get built.

When a community is worried about a potentially undesirable outcome, it can — and many do — craft regulations to prevent particular building types, locations or uses. A city concerned about the environmental impact of new structures might prohibit placing detached ADUs in precarious locations, such as on steeply sloping lots. Communities wary of ADUs becoming, for instance, off-campus student housing could establish occupancy rules.

Every community has its own priorities and concerns, and there's a wide enough range of regulatory controls that communities can write appropriate ADU rules.

This inherent flexibility in the form and function of ADUs allows them to pass political muster and get adopted in a wide range of places. (See page 16 for more about uses and rules.)

Rules that discourage ADUs

- ADU-specific regulations that don't also apply to primary dwellings (e.g., owner-occupancy requirements)
- complex design compatibility criteria and approval steps
- off-street parking requirements beyond those required for the primary dwelling
- restrictions that limit ADUs to certain geographic areas, particular zoning categories or to large lots
- caps on square footage relative to the primary house that make it easy to add an ADU to a large home but hard or impossible to add one to a small home

TRADING SPACES: An ADU is always the smaller of two dwellings on a property, but it's possible for an existing home to become the ADU when a larger house is built and becomes the primary dwelling.

Are ADUs allowed in your community?

Find out by calling the office in charge of land use and permits or stopping by in person. You can also search for and read the zoning code through the local government's website.

- If ADUs are allowed, ask what conditions, permit needs and impact fees apply.
- If ADUs are not allowed in your community and you want them to be, ask an elected official or the local department of zoning and planning for information about how the codes can be updated. Then get organized and start advocating!

Creating (or Understanding) an ADU Zoning Code

The ADU section of a community’s zoning code needn’t be overly complicated. It just needs to establish clear, objective and fair rules for the following:

1. A Definition: A good zoning code clearly defines its terminology. Here, for example, is a useful outline for what, in the real world, is a very fluid term: “An ADU is a smaller, secondary home on the same lot as a primary dwelling. ADUs are independently habitable and provide the basic requirements of shelter, heat, cooking and sanitation.”

2. The Purpose: This is where the code describes key reasons a community allows ADUs. They should:

- increase the number of housing units while respecting the style and scale of single-dwelling development
- bolster the efficient use of existing housing stock and infrastructure
- provide housing that’s affordable and respond to the needs of smaller, changing households
- serve as accessible housing for older adults and people with disabilities

3. Eligibility: Who can build an ADU and on what type of property? A statement in this part of the code clarifies that an ADU can be placed only on a “residentially zoned, single-family lot.” (Some communities provide lot size standards, but many don’t.)

4. Creation: This is where the code sets out how an ADU can be built. For instance: “An ADU may be created through new construction, the conversion of an existing structure, as an addition to an existing structure or as a conversion of a qualifying existing house during the construction of a new primary dwelling on the site.”

5. Quantity: Most municipalities that permit ADUs allow one per lot. Vancouver, British Columbia; Sonoma County, California; and Tigard, Oregon, are among the few that allow two per lot (typically one internal and one external). Some communities also allow duplexes or townhomes to have ADUs, either in the backyard or on the ground floor.

6. Occupancy and Use: A code should state that the use-and-safety standards for ADUs match those that apply to the primary dwelling on the same property. (See page 17 for more about ADU uses.)

7. Design Standards:

- **Size and height:** A zoning code might specify exactly how large and tall an ADU is allowed to be. For instance, “an ADU may not exceed 1,000 square feet

or the size of the primary dwelling, whichever is smaller.” Codes often limit detached ADUs to 1.5 or 2 stories in height. (An example of that language: “The maximum height allowed for a detached ADU is the lesser of 25 feet at the peak of the roof or the height of the primary dwelling.”)

- **Parking:** Most zoning codes address the amount and placement of parking. Some don’t require additional parking for ADUs, some do, and others find a middle ground — e.g., allowing tandem parking in the driveway and/or on-street parking. (See page 16 for more about parking.)
- **Appearance:** Standards can specify how an ADU’s roof shape, siding type and other features need to match the primary dwelling or neighborhood norms. Some codes exempt one-story and internal ADUs from such requirements. (See page 16 for more about making sure that ADUs fit into existing neighborhoods.)
- **Entrances and stairs:** Communities that want ADUs to blend into the background often require that an ADU’s entrance not face the street or appear on the same facade as the entrance to the primary dwelling (unless the home already had additional entrances before the ADU was created).

8. Additional Design Standards for Detached ADUs:

- **Building setbacks:** Many communities require detached ADUs to either be located behind the primary dwelling or far enough from the street to be discreet. (A code might exempt preexisting detached structures that don’t meet that standard.) Although this sort of rule can work well for neighborhoods of large properties with large rear yards, communities with smaller lot sizes may need to employ a more flexible setback-and-placement standard.
- **Building coverage:** A code will likely state that the building coverage of a detached ADU may not be larger than a certain percentage of the lot that is covered by the primary dwelling.
- **Yard setbacks:** Most communities have rules about minimum distances to property lines and between buildings on the same lot. ADUs are typically required to follow the same rules.

Visit [AARP.org/ADU](https://www.aarp.org/adu) to see examples of ADU zoning codes from selected cities.

ADU “Hot Topics”

As communities allow ADUs or update existing zoning codes and rules to be more ADU-friendly, they inevitably wrestle with some or all of the following issues:

Adding ADUs to neighborhoods

Recognizing that ADUs may represent a new housing type for existing neighborhoods, communities often write special rules to ensure they'll fit in well. These guidelines typically address visual compatibility with the primary dwelling, appearance from the street (if the ADU can be seen) and privacy for neighbors.

Rules that help achieve these goals include:

- height and size caps mandating that ADUs be shorter and smaller than the primary dwelling
- requirements that detached ADUs be behind the main house or a minimum distance from the street
- mandates that the design and location of detached ADUs be managed the same way as other detached structures (e.g., garages) on the lot
- design standards for larger or two-story ADUs so they architecturally match the primary dwelling or reflect and complement neighborhood aesthetics
- encouragement for the creation of internal ADUs, which are often unnoticed when looking at the house

Each community can strike its own unique balance between strict rules to ensure that ADUs have a minimal impact on neighborhoods and more flexible rules that make them easier to build.

▼ A top floor ADU can be a suitable rental for a student or someone who travels a lot for work. ADU expert Kol Peterson grew up in a home with an attic ADU that was usually rented to law school students. “They had to walk up the primary house’s interior stairs in order to access the affordable attic unit,” he writes in *Backdoor Revolution: The Definitive Guide to ADU Development*. “Over the years that each of them lived there, the tenants became parts of our family.”



Providing places to park

ADU regulations often include off-street-parking minimums on top of what’s already required for the primary dwelling. Such rules can prevent homeowners from building ADUs if there’s insufficient physical space to accommodate the parking. However, additional parking often isn’t needed.

Data from Portland, Oregon, shows that there are an average of 0.93 cars for each ADU, and that about half of all such cars are parked on the street. With fewer than 2 percent of Portland homes having ADUs (the highest percentage in the country), there is about one extra car parked on the street every six city blocks. This suggests that any impacts on street parking from ADUs are likely to be quite small and dispersed, even in booming ADU cities.

More-realistic parking rules might:

- require the creation of new parking only if the ADU displaces the primary dwelling’s existing parking
- waive off-street-parking requirements at locations within walking distance of transit
- allow parking requirements for the house and ADU to be met by using some combination of off-street parking, curb parking, and tandem (one car in front of the other) parking in a driveway

Dealing with unpermitted ADUs

It’s not uncommon for homeowners to convert a portion of their residence into an ADU in violation (knowingly or not) of zoning laws or without permits.

Such illegal ADUs are common in cities with tight housing markets and a history of ADU bans. One example is New York City, which gained 114,000 apartments between 1990 and 2000 that aren’t reflected in certificates of occupancy or by safety inspections.

Some cities have found that legalizing ADUs, simplifying ADU regulations and/or waiving fees can be effective at getting the owners of illegal ADUs to “go legit” — and address safety problems in the process.

Allowing and Restricting Uses

Communities get to decide whether to let ADUs be used just like any other housing type or to create special rules for them. Some municipalities take a simple approach, regulating ADUs just as they do other homes. So if a home-based childcare service is allowed to operate in the primary dwelling, it is also allowed in an ADU. Conversely, communities sometimes adopt ADU-specific regulations in order to avoid undesirable impacts on neighbors. Examples include:

Limiting short-term rentals

ADUs tend to work well as short-term rentals. They're small and the owner usually lives on-site, making it convenient to serve as host. However, if ADUs primarily serve as short-term rentals, such as for Airbnb and similar services, it undermines the objective of adding small homes to the local housing supply and creating housing that's affordable.

In popular markets, short-term rentals can be more profitable than long-term ones, allowing homeowners to recoup their ADU expenses more quickly. In addition, short-term rentals can provide owners with enough income that they can afford to occasionally use the ADU for friends and family.

A survey of ADU owners in three Pacific Northwest cities with mature ADU and short-term rental markets found that 60 percent of ADUs are used for long-term housing as compared with 12 percent for short-term rentals.

Respondents shared that they “greatly value the ability to use an

ADU flexibly.” For instance, an ADU can be rented nightly to tourists, then someday rented to a long-term tenant, then used to house an aging parent. ADUs intended primarily for visiting family are sometimes used as short-term rentals between visits.

Cities concerned about short-term rentals often regulate them across all housing types. If there are already rules like this, special ones might not be needed for ADUs. An approach employed in Portland, Oregon, is to treat ADUs the same except that any financial incentives (such as fee waivers) to create them are available only if the property owner agrees not to use the ADU as a short-term rental for at least 10 years.

Requiring owner-occupancy

Some jurisdictions require the property owner to live on-site, either in the primary house or its ADU. This is a common way of addressing concerns that absentee landlords and their tenants will allow homes and ADUs to fall into disrepair and negatively impact the neighborhood.

Owner-occupancy rules are usually implemented through a deed restriction and/or by filing an annual statement confirming residency. Some cities go further, saying ADUs can be occupied only by family members, child- or adult-care providers, or other employees in service of the family.

Owner-occupancy requirements make the financing of ADUs more difficult, just as they would if applied to single-family homes. But as ADUs have become more common, owner-occupancy restrictions have become less so, which is good. Such requirements limit the appraised value of properties with ADUs and reduce options for lenders should they need to foreclose.

Enforcing owner-occupancy laws can be tricky, and the rules have been challenged in courts, sometimes successfully. However, according to a study by the Oregon Department of Environmental Quality, more than two-thirds of properties with ADUs are owner-occupied even without an owner-occupancy mandate.

While not technically ADUs, tiny houses can serve a similar purpose

▶ Because tiny houses — such as the 100-square-foot “Lucky Penny,” pictured — are built on a trailer with wheels rather than on a fixed foundation, they are typically classified as recreational vehicles (RVs) rather than permanent residences. Although tiny homes are usually smaller than 400 square feet, many of them do contain a kitchen and bathroom.





ABOVE-GARAGE ADU



DETACHED-BEDROOM ADU



DETACHED ADU

- An accessory dwelling unit is a small residence that shares a single-family lot with a larger primary dwelling.
- As an independent living space, an ADU is self-contained, with its own kitchen or kitchenette, bathroom and living/sleeping area. (Garage apartments and backyard cottages are each a type of ADU.)
- ADUs can enable homeowners to provide needed housing for their parents, adult children, grandchildren or other loved ones.
- An ADU can provide older adults a way to downsize on their own property while a tenant or family member resides in the larger house.
- Since homeowners can legally rent out an ADU house or apartment, ADUs are an often-essential income source.
- ADUs help to improve housing affordability and diversify a community's housing stock without changing the physical character of a neighborhood.
- ADUs are a beneficial — and needed — housing option for people of all ages.

Learn more about ADUs and
order or download

The ABCs of ADUs

by visiting

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Real Possibilities

From: Angelo Bochanis <angelob1999@hotmail.com>
Sent: Tuesday, September 27, 2022 1:02 PM
To: Blessing, Ralph; Mathur, Vineeta; Dstein@stamford.gov
Subject: ADU meeting tomorrow night

Hello all,

My name is Angelo, and I'm a Stamford resident who's writing about tomorrow night's meeting discussing ADUs. Sadly I will not be able to attend the event live.

I strongly believe that the city ought to legalize ADUs, which will help combat our city's dire housing shortage. I wrote an op-ed in the Advocate expressing my views, which you can find here: <https://www.stamfordadvocate.com/opinion/article/Opinion-Legalizing-granny-flats-can-help-17445976.php>.



Opinion: Legalizing 'granny flats' can help housing crisis

www.stamfordadvocate.com

Towns such as Stamford that don't permit accessory dwelling units are missing...

Stamford has become a very expensive city to live in, and there are too few housing options for people on modest income levels. I know plenty of people who wish they could afford to live in Stamford, either for work, for proximity to the downtown, or for some other reason, but can't, and the small housing stock of the city right now is preventing them from moving here. I also know plenty of people who've been priced out of this city over the years, particularly in recent years as large corporate developers continue to extract ridiculous rents from people.

ADUs would provide a much needed boost to Stamford's housing stock, and would be particularly helpful for working and middle class people. Much of the opposition to ADUs has come from wealthy homeowners who are spreading misinformation regarding "state control". If the city feels the need to opt-out of the state's suggested regulations, by all means do so, but in place needs to be regulations of our own which permit a wide array of ADUs. I'm sure you all know that ADUs will not "double the density" of Stamford, but rather allow for property owners to build one if they so choose, and in that sense, offer a subtle and sustainable form of housing which doesn't uproot or transform neighborhoods.

While a select few people will show up to tomorrow's meeting to yell obscenities at you all, and to conjure up conspiracies about big developers or corruption or whatever it is they say, I want you all to know that they do not reflect the entire city, and I for one am certainly in favor of ADUs.

Sincerely,
Angelo

SEP 27 2022

ZONING BOARD

Opinion: Legalizing ‘granny flats’ can help housing crisis

Angelo Bochanis

Sep. 16, 2022

Our country’s dire housing shortage is one of the most pressing issues of our time. Connecticut is not isolated from this crisis. Connecticut is facing one of the most extreme housing shortages in the country, with new data from the Census Bureau showing that Connecticut has the lowest rental vacancy rate in the country, and a recent report from real estate data website HouseCanary found that Fairfield County has the third-highest rental prices of any metro area in the country.

The natural solution to this is to simply build more housing, and more affordable homes, but this prospect instills fear into the hearts of many local residents. Some people have chosen not to live in an apartment or dense neighborhood, and that’s fine. Yet, when Stamford’s suburbanites shrug their shoulders and suggest their low-density neighborhood is not suited for any more homes, they overlook a key tool suited perfectly for these types of less dense areas.

An accessory dwelling unit, or ADU, is a second home on a single-family lot. The humble ADU has earned many kitschy nicknames, such as in-law suites, granny flats, and backyard cottages, reflecting their unobtrusive and endearing nature. ADUs can take various forms, and can be detached from a house, such as a tiny home in a yard, or attached to one, like a space above a garage. In many cases, homeowners may not even need to make external changes to their houses, or any at all, in order to have an ADU. This is why ADUs can be such a useful tool in combating our housing shortage: those of us who don’t want to live in a Harbor Point-esuqe neighborhood can do something to aid the crisis, and won’t have to live next to a boxy high-rise if we don’t want to. Virtually all neighboring towns have already legalized ADUs, making Stamford a rather unfortunate exception.

Despite being more populous, more economically diverse, and denser than most of Fairfield County, Stamford stands out as one of the three municipalities in Fairfield County which haven’t legalized ADUs in any form. The city is looking to change that, as the city government’s various organs look to examine and discuss specific laws and regulations surrounding ADUs. Stamford is required by state law to enact legislation regarding ADUs by the start of 2023, and has an infinitely wide array of options to determine how to do so.

But if you’ve been listening to one group in town, you might not think this is the case. The Stamford Neighborhoods Coalition, an anti-housing group, has attempted to re-frame the otherwise productive discussion surrounding legalizing ADUs as an ominous gateway to “state zoning control.” The Coalition is referring to the fact that aforementioned state law offers municipalities a set of ADU guidelines should they choose not to draft their own.

Let’s dispel this misinformation: legalizing ADUs does not have anything to do with state control. Stamford is free to pass any ADU laws we wish, regardless of how it compares to state recommendations. Should Stamford choose to legalize ADUs, it does not mean that we are giving up any bit of zoning control to anyone in Hartford, or anywhere else for that matter. This disingenuous lie is a thinly concealed attempt to scare us out of legalizing and regulating a perfectly fine form of housing that virtually every single town throughout the state has already done.

Certain actors may wish to spoil the otherwise cordial nature of our local politics by spreading lies and stoking fears, but dispelling their myths offers us a chance to have a very productive conversation with our neighbors. If you're wondering about how legalizing ADUs will impact parking, we have an opportunity to draft legislation addressing it; if you're wondering about how ADUs will impact the aesthetics of your neighborhood, we have an opportunity to regulate it; if you yourself want to live in an ADU, now is your chance to legalize it. An imprecise blanket ban would do nothing to foster any of these important discussions, but rather shut them down before they begin, and shut us out of a perfectly fine housing option. With so many of us struggling to avoid getting priced out of our communities, let's take this opportunity to have meaningful discussions of how we can all live in the city we hold so dear in our hearts, and shut down efforts to spread lies and outlaw a perfectly inoffensive type of home.

Angelo Bochanis is a Stamford resident with an interest in housing, land use, economics, and transportation.

From: Ley, Ashley

Sent: Tuesday, August 23, 2022 11:05 AM

To: Sherwood, Nina; Blessing, Ralph; Stein, David; Mathur, Vineeta

Subject: Comments on draft ADU law

Attached please find my comments on the draft ADU law (comments were made in PDF comment bubbles -- please let me know if you have trouble viewing and I can send another way).

In addition, I offer the following comments for consideration:

1) I understand that an owner occupancy provision is being considered. If this advances, the owner should be allowed to reside in the principal dwelling OR the ADU. The Westchester County model ADU law (<https://homes.westchestergov.com/images/stories/pdfs/adumo1119.pdf>) has the following language:

Occupancy. A lot or parcel of land containing an ADU shall be occupied by the owner of the premises, and the owner may live in either the ADU or the primary dwelling unit.

2) My strong preference is to not require additional parking for ADUs. However, if an additional space must be provided it should be permitted on a typical residential driveway or garage. The current wording could result in awkward additional parking spaces in front lawns or side yards that detracts from neighborhood character. ADU residents should be able to double-park on a driveway, just like a typical house with multiple drivers.

3) I understand that occupancy caps are being considered. I suggest using Westchester County's model AH law for guidance -- see section 9, Occupancy Standards (<https://homes.westchestergov.com/images/stories/settlementpdfs/AppendixD-1-i.pdf>)

Please let me know if you have any questions.

Rep. Ashley Ley, AICP (D-20)

City of Stamford - Board of Representatives

C (203) 536-0926

H (203) 569-7041

PROPOSED ACCESSORY DWELLING UNIT TEXT AMENDMENT

AUGUST 17, 2022

Underlined text indicates new language. ~~Struck-out~~ text indicates text to be eliminated. Terms in *italics* indicate terms defined in Section 3.B. of the City of Stamford Zoning Regulations. Terms with expanded character spacing indicate uses defined in Section 5.E. of the City of Stamford Zoning Regulations.

ADD "Accessory Dwelling Unit, ADU" to Section 5.E., Use Regulations:

An Accessory Dwelling Unit (ADU) is a separate living unit that (i) is located on the same lot as a Principal Dwelling of greater square footage, (ii) has cooking facilities, and (iii) complies with all applicable building code, fire code and health and safety regulations. Such living unit either shall be attached to or located within the Principal Dwelling or detached from the Principal Dwelling, and located on the same Lot as such Dwelling. Parked recreational vehicles, camping trailers and other Structures not permanently affixed to the site shall not be considered ADUs and shall not be used for habitation. The Principal Dwelling and the ADU together constitute a single property and must remain under common ownership.

Accessory Dwelling Units may only be permitted by Zoning Permit and only under the following conditions:

1. Except as set forth in this Section, both (i) Principal Dwelling and ADU taken together and (ii) the Principal Dwelling shall meet all of the requirements of the respective zoning district;
2. Detached ADUs shall meet either (i) the requirements for setback, separation, area, height and coverage for Accessory Buildings or (ii) the setback, separation, area, height and coverage requirements of the Principal Dwelling, in the respective zoning district;
3. ADUs shall only be permitted on Lots containing no more than one single-family Dwelling and which have a lot area of at least 8,000sf
4. Occupancy of an ADU shall be limited to no more than one Family
5. The size of the ADU shall not exceed twelve hundred (1,200) sf in Gross Floor Area on lots equal to or greater than one (1) acre in size and eight hundred (800) sf in Gross Floor Area on lots less than one (1) acre in size;
6. No more than one ADU shall be permitted per single family Dwelling;

Summary of Comments on ADU Text 2022-08-17_Rep Ley Comments.pdf

Page: 1

- Number: 1 Author: aley Subject: Sticky Note Date: 8/23/2022 10:11:17 AM
This should only apply to new structures intended to be used for an ADU. Pre-existing non-conforming detached garages or barns should be able to be converted to an ADU.
- Number: 2 Author: aley Subject: Sticky Note Date: 8/23/2022 10:57:30 AM
Some districts have a minimum lot area of 5,000 sf -- this would preclude ADUs in those districts. My preference is to allow ADUs in all districts that permit SF homes.
- Number: 3 Author: aley Subject: Sticky Note Date: 8/23/2022 10:18:24 AM
"Family" is not defined in the 3.B of the code posted here: <https://www.stamfordct.gov/home/showpublisheddocument/2401/637697344469730000>
- Number: 4 Author: aley Subject: Sticky Note Date: 8/23/2022 10:21:33 AM
Either increase the 800 sf to 1,000 sf, or drop 1 acre to 0.5 acre.

7. One (1) off-street parking space shall be provided for each ADU in addition to the parking required for the Principal Dwelling. ~~Each parking space shall have direct access from the street and shall not have its access obstructed by the parking spaces required for the Principal Dwelling;~~ 1
8. No multi-family Dwelling, including but not limited to legally non-conforming two- and three-family Dwellings in single family districts, shall be eligible for Accessory Dwelling Units;
9. ADUs shall not be used Short-Term Rentals; and
10. Where an ADU is not connected to the public sewer system, no zoning permit shall be issued prior to review and a finding by the Department of Health and EPB that (i) the existing septic system is sufficient for both the Principal Dwelling and the ADU or (ii) proposed upgrades in connection with the proposed ADU will be sufficient to serve both the Principal Dwelling and the ADU. No ADUs shall be added to any lot where the septic system is insufficient for both the Principal Dwelling and the ADU. 3

AMEND Appendix B, Table 3 by adding a footnote to “MAX FAMILIES PER PLOT” and “S.F. PER FAM.” as follows:

MAX FAMILIES PER PLOT* 4

S.F. PER FAM.*

* Dwelling, Accessory (ADU) permitted, pursuant to Section 5.E.

AMEND Appendix A, Table 1 by adding a Line 17.6 “Dwelling, Accessory (ADU)” and adding an “x” under each district except for CC, M-L, and M-G, indicating that ADUs are permitted in all listed zoning districts except CC, M-L and M-G.

ADD “Dwelling, Principal” to Section 5.E., Use Regulations

Dwelling, Principal

For Lots containing an Accessory Dwelling Unit (ADU), the Principal Dwelling Unit is the Dwelling Unit that has a larger Gross Floor Area than the Accessory Dwelling Unit on the same Lot.

Page: 2

Number: 1 Author: aley Subject: Sticky Note Date: 8/23/2022 10:26:41 AM
This is too restrictive. Cut the second sentence.

Number: 2 Author: aley Subject: Cross-Out Date: 8/23/2022 10:27:05 AM

Number: 3 Author: aley Subject: Sticky Note Date: 8/23/2022 10:28:59 AM
The EPB doesn't have authority over septic systems.

Number: 4 Author: aley Subject: Sticky Note Date: 8/23/2022 10:30:26 AM
The use of the term family throughout the zoning code is a bit archaic. Would be better to use "household"

ADD “Dwelling, Accessory” to Section 5.E., Use Regulations

Dwelling, Accessory

SEE: Accessory Dwelling Unit (ADU)

ADD “Principal Dwelling” to Section 5.E., Use Regulations

Principal Dwelling

SEE: Dwelling, Principal

AMEND Section 4.B.1.b, RA-3, RA-2, RA-1 Single Family Districts, Very Low Density as follows:

b. Permitted Uses, as-of-right

In any RA-3, RA-2 or RA-1 district a *Building* or other *Structure* may be erected, altered, arranged, designed or used, and a *Lot* or *Structure* may be used as-of-right for any of the following purposes and no other:

- (1) Dwelling, single-family. ~~Single family detached dwellings one per Lot.~~
- (2) Public parks and playgrounds, except in the RA-3 district.
- (3) Public Schools.
- (4) Family day care homes.
- (5) Family Estates.
- (6) Accessory Dwelling Unit (ADUs), pursuant to Section 5.E.

AMEND Section 4.B.2. R-20, R-10, R-7¹/₂ Single Family Districts, Low Density, as follows:

b. Permitted Uses, as-of-right

In any R-20, R-10 or R-7¹/₂ district a *Building* or other *Structure* may be erected, altered, arranged, designed or used, and a *Lot* or *Structure* may be used as-of-right for any of the following purposes and no other:

- (1) Dwelling, single-family. ~~Single family detached dwellings one per Lot.~~
- (2) Public parks and playgrounds.

(3) Public schools.

(4) Family day care homes.

(5) Accessory Dwelling Unit (ADUs), pursuant to Section 5.E.

From: Elizabeth Middleton <elizabeth.middleton@gmail.com>

Sent: Wednesday, September 28, 2022 10:57 AM

To: Stein, David; Blessing, Ralph; Mathur, Vineeta

Subject: Please Support ADUs

Dear Zoning Board Members,

I am writing to ask you to allow ADUs in Stamford. I have been a resident of Stamford since 2013—I owned and lived in a coop apartment on Strawberry Hill Ave for 7 years and have owned and lived in a single-family house in Belltown for 2 years. I therefore have benefitted from the range of housing sizes and types available in the city and feel strongly that the city should permit ADUs to further expand the availability of smaller (and typically lower cost) housing in neighborhoods outside the downtown area.

I share the concern of some of my neighbors about state control of Stamford zoning and would support opting out of the state policy, but only if a comprehensive policy is put in its place. The draft policy that the Land Use Bureau proposed addresses many potential issues associated with ADUs, such as issues with parking, over-crowding, and short-term rentals. I do wish that the proposed policy allowed ADUs on slightly smaller lot sizes (down to 7500 sq ft) to expand the impact of the new policy to R-7.5 zoned areas. However, overall the proposal is very well-formulated and I encourage you to enact such a proposal if you vote to opt out of the state regulations.

In response to my fellow citizens who want better enforcement of current zoning before permitting ADUs, your concerns are valid. It is critical that both existing and new regulations be enforced to maintain quality of life, particularly in high-density areas of the city. In response to those worried about the capacity of septic systems, that would be each home-owner's responsibility to ensure their system can support the residents (as it is now when additions to a home are made). And to anyone complaining about increased traffic from ADUs, I hope you are also lobbying the city to improve infrastructure for pedestrians and cyclists to offset (and even reduce) the number of drivers on our roads.

Thank you for your time and consideration.

Sincerely,
Elizabeth Middleton

Vineeta and Tracy,

Good day.

Please confirm receipt of my written comment regarding ADU's (below), which I understand will be included in the record of the 9/28/23 Stamford Zoning Board Meeting.

Thank you for your help in this matter and your service to Stamford.

Evelyn Avoglia, Ph.D.
Stamford, CT 06905
203-962-4344

RECEIVED

SEP 27 2022

ZONING BOARD

Comment begins here:

“There has not been enough done for affordable housing for purchase,” states the Stamford Neighborhoods Coalition website, just above the donate button. With this I agree. I am nonetheless deeply dismayed with the opening position declarations: “STAMFORD OPT OUT NOW--
No Conditions,
No Accessory Dwelling Units,
NO to State Zoning Control.”

Yes, the actual number of rental units in Stamford has increased, but they are not affordable for folks who work in our schools, fire, police and public works departments, health care and residential facilities, and those provide other goods and services which enable some Stamford residents to enjoy: “The quality of life and hometown feel of our great city,” which SNC seeks to preserve.

In the 1970's, I heard Buckminster Fuller assert that we already had all the technology needed to address the problems of our world, but that we lacked the will.-Simply saying, “No...,No...,No...” to every suggestion won't resolve the affordable housing crisis. It is a problem which challenges our skill, imagination, and our will to compromise. Historically established “fight or flight” reactions have maintained segregated housing policies and practices. These make a consensual solution unlikely. Further, an adversarial, local-versus-state-control framing of the problem must end, so collaborative negotiations, inclusive of all stakeholders, can begin.

Part of a solution should be to consider how to make ADU's work. One idea is to regulate them based on data and probabilities Another is making sure ADU's have off-street parking, are on adequate parcels of land, and are spread throughout neighborhoods so they are not concentrated in any one block.

I implore municipal officials, appointed and elected, and stakeholders of every stripe to cool their heads and warm their hearts. Gather the data, assess the resources, research where ADU's have been successfully implemented and how, calculate the probability of undesirable outcomes, develop standards and codes to optimize desirable outcomes, and agree on best practices so our city can provide affordable housing for all. Let us live up to those signs declaring: “Stamford-the city that works.”

End of comment.
Thanks again.

Sent from my iPhone

Briscoe, Tracy

From: Capp, Lesley
Sent: Monday, September 26, 2022 9:21 AM
To: Mathur, Vineeta; Stein, David
Cc: Briscoe, Tracy; Dell, Theresa; Cohen, Lindsey
Subject: ADU Opt-out - Hubbard Heights Letter
Attachments: HHA_ADULetter_9.26.pdf

Good morning. Teri thought you would like to have the attached letter from Hubbard Heights for your records and to send out to all your Board members for the upcoming public hearing.

Please let me know if you have any questions.

Thanks.



Lesley Capp
City of Stamford
Land Use Bureau
888 Washington Blvd.
Stamford, CT 06904
(203) 977-4076
lcapp@stamfordct.gov
www.stamfordct.gov

RECEIVED
SEP 26 2022
ZONING BOARD

From: Hubbard Heights <hubbardheightsassociation@gmail.com>
Sent: Sunday, September 25, 2022 10:38 PM
To: Capp, Lesley <LCapp@StamfordCT.gov>; Dell, Theresa <TDell@StamfordCT.gov>
Cc: Mayor's Office <MayorsOffice@StamfordCT.gov>; Stamford Land Use <StamfordLandUse@StamfordCT.gov>; Moore, Mavina <MMoore@StamfordCT.gov>; Jean-Louis, Francise <FRJeanLouis@StamfordCT.gov>
Subject: Re: Planning Board Meeting - August 30, 2022

Hello Lesley, Mayor Simmons, et al,

As promised in our previous correspondence, attached is the Hubbard Heights Association's full perspective on opting out of state control of the implementation of Accessory Dwelling Units.

In short, we are strongly in favor of opting out before the deadline for Dec 31, 2022.

In addition, we support several requirements that appear in the Zoning Board's proposed text amendment dated Aug. 25, 2022. And we

respectfully submit some additional requirements we'd like to see included.

This position has the full support of the Hubbard Heights board, and was unanimously approved at our recent board meeting on September 8, 2022. We are committed to working with the city to help resolve the many questions surrounding this issue.

Best,
Dan Lombardi

On Tue, Aug 30, 2022 at 12:10 PM Hubbard Heights <hubbardheightsassociation@gmail.com> wrote:

RE: ZB APPLICATION #222-28 - CITY OF STAMFORD ZONING BOARD - Text Change

Dear Lesley et al,
Please see the attached letter from the Hubbard Heights Association executive board of directors regarding the above application on ADUs in Stamford.

As an organization representing over 300 single-family households in central Stamford, we would like to have a voice in this matter. And express our opposition to the Application Text Change of the Stamford Zone Regulation and our desire to Opt Out of the state's ADU regulations by the end of the year.

A follow up letter outlining the position or our full board will be sent soon. In the meantime, we'd like to enter this perspective into record for tonight's meeting.

Thank you,
Dan Lombardi
HHA President

203-273-9062

hubbardheightsassociation@gmail.com

On Fri, Aug 26, 2022 at 9:00 AM Capp, Lesley <LCapp@stamfordct.gov> wrote:

Good morning. Attached please find a revised agenda for next Tuesday night's Zoom meeting.

Please feel free to contact me should you have any questions.



Lesley Capp

City of Stamford

Land Use Bureau

888 Washington Blvd.

Stamford, CT 06904

(203) 977-4076

lcapp@stamfordct.gov

www.stamfordct.gov

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Dan Lombardi
203-273-9062
HHA President

--

Dan Lombardi
203-273-9062
HHA President



P. O. Box 3636, Stamford, Connecticut 06905

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SEP 26 2022

ZONING BOARD

RE: Application 222-28

Dear City of Stamford Zoning Board:

Sep. 26, 2022

The Hubbard Heights Association (HHA) is writing to strongly request that the City of Stamford “opt out” of state control of the implementation of accessory dwelling units (ADUs), as defined in Public Act 21-29. In addition, the HHA wishes to comment on various points outlined in the Proposed Accessory Dwelling Unit Text Amendment issued by the City of Stamford Zoning Board on Aug. 25, 2022, and approved by the Planning Board on Aug. 30, 2022.

As you may know, Hubbard Heights is one of the oldest neighborhoods in Stamford with properties dating back to the late 1800s and early 1900s. The neighborhood is comprised of more than 300 single-family homes and was added to the National Register of Historic Places in 2016. The residents of Hubbard Heights, many of whom have lived here for decades, take great pride in their homes and wish to protect the appearance and integrity that we’ve worked so hard to preserve over the years.

The HHA supports several requirements that do appear in the Zoning Board’s proposed text amendment dated Aug. 25, 2022. These include:

- **Requiring occupancy by the property owner.** We agree that either the primary residence or the ADU shall be occupied by the property owner. This would help ensure that ADUs assist existing homeowners financially and prevent non-resident investors from exploiting an expanded housing market.
- **Making an “oversized” lot a requirement for adding an ADU.** We understand that any new ADU must meet the existing zoning requirements for setbacks, etc. for a given zone and agree that a lot must be at least 11,000 square feet to adequately accommodate the added density created by an ADU. This will ensure that they will not be allowed in R 7.5 zones, where lots are small and the addition of an ADU would negatively affect the neighborhood.

- **Limiting the square footage of an ADU.** We agree that ADUs shall not exceed 800 square feet in gross floor area, and no more than 20% of the lot size shall be used for an ADU.
- **Limiting the number of occupants for an ADU.** We agree that no more than three persons shall occupy an ADU, with at least 250 square feet of living space being provided per occupant.
- **Restricting ADU use per lot.** We agree that no more than one ADU shall be permitted per single-family dwelling.
- **Requiring off-street parking.** We agree that an off-street parking space shall be provided for each ADU in addition to the parking required for the principal dwelling.
- **Prohibiting short-term rentals.** We agree that ADUs shall not be used as short-term rentals but the term “short-term” rental needs to be clarified—ideally, not less than six months.

While we appreciate the thought and effort that have gone into the drafting of the proposed text, the HHA has several additional concerns about its effect on the Hubbard Heights neighborhood as well as other well-established neighborhoods throughout the City of Stamford. We respectfully request that the following stipulations be added to the proposed ADU text amendment:

- **Requiring ADUs to be registered with the City on an annual basis.** By implementing this step, the City could also require that the homeowner provide an affidavit that the ADU meets all the requirements from the Health Department, Fire Marshal’s Office, EPB, etc. and that the permission can be revoked if all requirements are not met. While this was discussed at the Planning Board’s meeting, the HHA believes that it needs to be included in the text change, along with a requirement that a written statement must be signed annually by the owner(s) ensuring that they are continuing to live in the primary dwelling or the ADU.
- **Requiring that an ADU serve the intended populations.** During the registration process, the homeowner would be required to specify which of the intended uses the ADU is serving—for example, the elderly, family members, or low-wage earners. This would ensure that the ADU housing stock is being implemented according to its intended purpose and not rented at market value.
- **Requiring that an ADU preserve the appearance of the single-family home.** Creating an ADU should not change the exterior appearance of the neighborhoods in our city. This requirement will preserve the historic fabric and appearance of Stamford’s single-family neighborhoods. For an ADU that is part of a primary residence, this could be accomplished with a side entrance, for example. For an accessory building, the ADU could be located behind the primary residence so that it is not visible from the street.

- **Requiring an architectural review for ADUs in historic districts.** For Hubbard Heights and other neighborhoods listed on the National Register of Historic Places, an architectural review for any ADU-related exterior changes would be desirable to further protect the architectural integrity for which these neighborhoods have received national recognition.
- **Prohibiting parking on front lawns.** As mentioned above, the HHA fully supports the requirement for on-site parking for an ADU. However, the HHA would like to see additional language added that prohibits the addition of any parking space on the front lawns of homes located in a historic district.
- **Offering a temporary tax abatement.** If a detached structure is being added, offering a temporary tax abatement on the added taxes that would be assessed for the new construction could serve as an incentive to the homeowner.
- **Expanding zoning enforcement options.** If ADUs are registered, the addresses could appear on the City's website so that Stamford residents could augment the efforts of zoning enforcement officials by reporting locations where ADU requirements are not being followed.

Allowing ADUs can serve as a means of legalizing some illegal apartments in Stamford, but the HHA believes that the owners must still apply to the city for a permit and meet the new requirements that appear in the text changes. In addition, the city would have to issue a certificate of occupancy before it could be considered legal.

Because the addition of ADUs to the City of Stamford's housing stock represents a significant change, we appreciate the Zoning Board's thorough examination of the many issues that will undoubtedly arise and hope that our recommendations will receive careful and serious consideration.

Sincerely,

Daniel Lombardi

Dan Lombardi
HHA President

CC: Rep. Mavina V. Moore
Rep. Francise Jean-Louis
Land Use Bureau Chief Ralph Blessing
Mayor Caroline Simmons

From: Jordan Force <jordan_force@fastmail.com>
Sent: Wednesday, September 28, 2022 3:30 PM
To: Stein, David; Blessing, Ralph; Mathur, Vineeta
Subject: Please support ADUs

Dear Zoning Board Members,

I'm a resident in Bulls Head (I just bought a townhouse), and I'm writing to urge you to allow ADU's throughout Stamford. ADU's are an easy way to expand the stock of housing, while allowing homeowners to make better use of unused land. However, there are several changes that should be made to the regulations.

First, you should remove, or at least drastically reduce, the lot size minimum. All this does is ensure that ADUs are built further from downtown, far away from amenities such as public transportation, and, of course, reduces the total number of units that can be built.

Second, you should change the parking minimum such that it does not add to the minimum number of parking spaces. Under the proposed regulations, if a homeowner is required to have 3 parking spaces, and has precisely this number, then they would be required to build an additional space if they want to build an ADU. This doesn't make sense, since many homeowners have fewer cars than parking spaces, and not all tenants will have cars. The way the parking minimum is formulated will lead to unnecessary amounts of parking, increasing costs and the amount of impermeable surface with little benefit.

Finally, home ownership is important, and I think ADU's should be sellable as separate housing units, not just rentable. However, once they're sold off, it would make sense to require that they be owner occupied, as a way to prohibit real estate investors from buying them up and renting them out.

Thanks,

Jordan

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SEP 28 2022

ZONING BOARD

From: Karen Camporeale <karen@urbanapparel.com>
Sent: Wednesday, September 28, 2022 12:57 PM
To: Mathur, Vineeta
Subject: Public comment on ADU's

Hi Ms. Mathur,

Can you please have my comments read at the pupils hearing tonight on ADU's. I will be traveling during the meeting and will listen in but unable to speak.
Thank you.

Dear zoning board,

My name is Karen Camporeale and I have lived at 31 quarry road for over 23 years. I want to urge the zoning board to "opt out" of Hartford control over local zoning. Additionally, I would ask the board to rule against auds in Stamford. There is no way for us to understand the impact on the environment and our infrastructure. This will do nothing to help affordable housing which I am in favor of and everything to destroy our single family neighborhoods.

Many people argue for higher density with the claim that it is better for the environment. When I walk out the door at Grand Central Station my senses are assaulted by both car fumes and noise polluting the air. There is very little green-space. People and cars are on top of each other. That is what is happening to Stamford. Please consider what all of this density, if not done responsibly, will do to our quality of life.

Best,
Karen Camporeale

RECEIVED

SEP 28 2022

ZONING BOARD

From: Laura Martin <lauramartinct@aol.com>

Sent: Tuesday, September 27, 2022 10:11 AM

To: Mathur, Vineeta

Subject: Please enter this into ADUs public hearing records for Application 222-28. Thank you.

I am strongly opposed to the State ADUs mandatory regulations and want Stamford's Zoning Board to "opt-out" before the deadline.

I have a serious concern though. I understand one Zoning Board member has already made it clear, they will not vote to opt out unless Stamford passes its own ADUs regs before the deadline. This was mentioned in the Planning Board's meeting on Aug 30, 2022. This member is strong-arming residents to either accept Stamford's own ADUs regs (Appln #222-28) or the State's ADUs will prevail. We are being bullied --plain & simple. That leaves 3 members to vote yes to opting out. If there is a tie, the State ADUs regs take effect and every single-family neighborhood in Stamford will become multi-family. I urge those 3 members to opt out!

ADUs will not solve affordable housing issues in Stamford. Far from it. They will destroy single-family neighborhoods. The argument that they will be used for family members is laughable. If an owner wanted their elderly parents or adult children to live with them, why do they need a separate kitchen? They are family, they can share the kitchen. Just add on another bedroom to accommodate them. It's really about money, not affordable housing. The rent owners will collect will go towards subsidizing their living expenses at the cost of ruining their neighbors' quality of life.

If I wanted to live in a multi-family zone, I would have bought a house there --but I didn't. I grew up on the west side and know all too well the consequences of living on a multi-family street. I don't want to go back to living like that and that's what ADUs will do. I bought in a single-family neighborhood for the peace & quiet, ambiance of living close to downtown, green space and being able to park in front of my own home. Things important to most homeowners.

ADUs will negatively affect R7.5 and R10 neighborhoods more than other zones. We are already on top of each other. Stop and think for a moment if even half of those dwellings built ADUs according to the state regs. There will be more parking issues on already crowded streets (I see cars parking on front lawns), more noise from more people living in a house next door or across the street, emergency vehicles not being able to pass thru, more zoning enforcement issues bec there will definitely be illegal ADUs (we have them now!), not to mention waste & infrastructure systems handling more occupants than was planned when the neighborhoods were developed in the 1920s, 30s, 40s, 50s.

If city officials want more affordable housing, they should be forcing rental owners to set realistic rents and not badgering residents to accept ADUs. Stamford has already done more than its fair share in creating affordable housing units compared to surrounding cities. I don't like being bullied and am disgusted by this whole ADUs business. It is a personal agenda that is being forced on Stamford residents against their wishes.

Vote no to ADUs. Thank you.

Laura Martin
30 Pellom Pl
Stamford

Sent from my iPhone

RECEIVED

SEP 27 2022

ZONING BOARD

September 27, 2022

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

RECEIVED

SEP 28 2022

RE: PROPOSED ZONING CHANGES FOR ADU'S – APPLICATION #222-28

ZONING BOARD

Dear Mr. Stein & Members of the Zoning Board:

In view of the upcoming public hearing set to discuss the proposed ADU text changes scheduled for this Wednesday September 28, I kindly request that the board members discuss these important points that are of great interest for the public before major overhaul changes become final regulations.

First, I want to thank all of you, especially Mr. David Stein, the Land Use Bureau Chief, Mr. Ralph Blessing in conjunction with Chair Theresa Dell and Vice Chair, Jay Tepper of the planning board, zoning board members Rosanne McManus, William Morris, Alejandro Knopoff and several members of the board of representatives who's been working arduously on putting together this affordable housing plan and ADU regulations. Although it hasn't been an easy task, it's heading in the right direction. Please consider the following changes to include in the final proposed ADU regulations.

LOWERING SIZE REQUIREMENT

Please consider lowering the size requirement. The proposed ADU regulations are being too restrictive and exclusive. I do not support the rigidity on site requirement to be 11,000 sf in order to qualify. This is excessive because this rule would leave out the people who really need an ADU. I strongly oppose to this requirement.

I have a home that is 7400 sf on Glenbrook Road and it has plenty of space to build an ADU on the first-lower level. As a matter of fact, the size of the first-lower-level measures 1000 sf, which is even bigger than the proposed 800 sf max size ADU. However, according to the proposed rules, I won't qualify for an ADU when in fact I have more than plenty space to do so, even more space than the proposed max ADU size of 800 sf.

In addition, I have plenty of space to provide parking space for that ADU. I don't understand why I would be left out of building an ADU when the space I have is more than sufficient to do so.

This example shows how passing this regulation on minimum size of 11,000 sf would be unfair for the smaller single-family properties that nonetheless have the adequate space for an ADU but are soon to face denial because their home size is lower than 11,000 sf.

EXCESSIVE RESTRICTIONS CAUSE SEGRAGATION

Moreover, this regulation defeats the main point of helping the housing affordability crisis since this size limitation creates an enormous financial constrain on the residents who have smaller lots due to their inability to afford bigger houses. I strongly believe that as long as a household has the adequate space, a household shouldn't be denied or cut off from building an ADU just because their lot is less than 11,000 sf. This restriction feels more about segregating than meeting the adequate requirement.

This size restriction will segregate the Stamford community because the people in the bigger lots (which are more expensive) usually don't have the need to build an ADU because they find themselves in a better financial position compared to the residents who struggle to buy a small house. On the contrary, the residents on the smaller lots, which is all the size they could ever afford to buy have a real need for an ADU to lessen the financial burden of paying their mortgage while provide the space needed for their families. Let's desegregate Stamford. We need to be more inclusive and give the same opportunity to everyone who owns a single-family property to meet their needs as they see best fits and decide for themselves whether building an ADU or not is the right option for them in seeking a better well-being.

I strongly agree with representative, Ashley ley, (Board of Representative (D-20) who pointed out that some districts have lots of 5000 sf, therefore setting this size requirement would preclude these districts from building an ADU. Furthermore, she acknowledged that ADU's should be allowed in every single-family zone district. (Please see her

comments attached at the bottom of this document. I commend Representative Ley for seeing the overarching point of building an ADU, which is for housing affordability and I applaud her on her vision to make Stamford zoning regulations inclusive and equitable for all single-family zones.

INCREASING MAX SIZE FOR ADU's

Furthermore, I stand against the stipulated max size of 800 sf for an ADU. If the household has more space to build a larger ADU, they can do so depending on their house size availability. It's preferable that the town regulations don't impose a restrictive max size of 800 sf, but at least allow them to be 1000 or 1200 sf if the owner has the adequate space available for it.

Let's desegregate Stamford. Let's give people freedom to live better lives as long as everything is done with order, adequacy and following the proper building permits and safety regulations, which I strongly support.

Let's not forget our priorities and what we really care about. We care about our families. We take care of our elderly parents, of sick family members who requires care. Owners should have the right to make the decision if they need to build an ADU as long as everything is done properly requesting the required permits to do so.

In the same manner, I agree with planning board member, Mr. William Levin, who is right on when he pointed out that the rules were too stringent, "I feel like maybe we're being just a tiny bit too restrictive here." Also, So Godzeno sided on less restriction when she pushed back on ADU size limit of 800 sf noting that the state law recommends that they be up to 1000 and without parking requirement acknowledging that many of the people who opt for ADU's often don't have cars for affordability reasons.

Just as importantly, I also applaud our Mayor, Caroline Simmons, for advocating for ADU's and recognizing the exacerbating housing needs of the city of Stamford. Mayor, Simmons has been a fierce advocate for programs that reduce the property tax burden on seniors, help the young people afford to live in CT and support rental and mortgage relief for those negatively impacted by covid-19. We should all support these efforts.

HOUSING AFFORDABILITY CRISIS

It's important to remember that building an ADU is for housing affordability. This financial concern should play a key factor in determining fair and inclusive regulations. Please take into consideration that in order to build an ADU, it requires a substantial amount of money, and not everyone has the financial ability to do it, therefore not everyone will be able to have an ADU as early predicted by some board members who anticipated every household will want to build an ADU. Stamford residents are struggling and they need affordable housing to be able to make ends meet. It's not possible that more than 1/3 of people's money goes into rent or housing alone. We need a solution for this housing crisis. Seniors should be able to live worry-free and not with a burden on their shoulders that they can't pay their mortgages. Likewise, young people should be able to dream and plan to accomplish those dreams without the financial burden of high housing costs weighing heavily on them to the point of barely getting by to just make their rent or mortgage payments. Sadly, residents are being pushed out of their beloved city because Stamford has grown unaffordable for them. Today more than 20,000 Stamford households are struggling to pay their rent or mortgage.

FOSTER DIVERSITY

I respect the law and everything can be done in an orderly manner with rights and freedom for all residents to search for a better well-being. However stricter regulation like the current proposed rules will just benefit some and leave the most needed families out of this affordable housing opportunity. These stringent regulations on size requirement makes this housing affordability effort exclusive by not giving all residents the same opportunity for a better well-being.

ADU regulations need to be inclusive and equitable to increase diversity. We can foster diversity by giving a chance for minority families with moderate means a fair housing and equal opportunity. We're facing a housing crisis with the rising cost of living and housing shortage.

We need our elected representatives and officials to recognize Stamford evolving housing needs and pass regulations accordingly. There's no land left, so the challenge is to pass ADU legislation that is sound, inclusive and foster the city's thriving economy.

NEGATIVE IMPLICATIONS OF RIGID REGULATIONS

Not passing inclusive and equitable ADU regulations that reflect our current evolving housing needs, in turn, creates a bigger area of concern. Residents will break free from excessive restrictions and start acting on their own building illegal ADU's. This can be extremely dangerous for all of us because these homes will have no inspections, no permits creating dangerous zone for all residents. We don't want such restrictive rules to cause people resorting to illegal ADU constructions. It's smart to listen and embrace the needs of the residents and pass regulations that meet their needs. Otherwise people will act on their own behind the authorities' back and this lack of understanding on rapid evolving housing needs will put us in real dangers of explosions and other accidents that could come from building ADUs without permits simply because they were never allowed due to stringent regulations.

EXAMPLE OF MAKING OURS VOICES BE HEARD

Moreover, rigid regulations incite people to stand up for themselves to accomplish change. A great example is depicted in the legal action taken by our dear friend, Marina Rubina, a resident from Princeton, New Jersey, who's not only a political activist but also the architect who designed the ADU on Linden Lane in Princeton New Jersey. Marina filed a lawsuit against the town of Princeton based on ADU restrictions. The result of this action helped shaped the new ADU ordinance in that town, which grants residents in single family homes a set of very generous regulations when constructing an ADU. These regulations can't be even compared with Stamford's proposed ADU ordinance. The discrepancy is enormous favoring Princeton residents.

For example, in the town of Princeton, New Jersey, ADUs can:

- Be sold separately on a single lot
- This specific single-family home on Linden Lane, plus the ADU share a 0.19-acre single-family lot, but are entirely separate, except for a shared carport between them. Let's take a closer look at the numbers presented here. The town of Princeton allowed this single-family home to build an ADU the size of 1400 sf on a lot of 0.19-acre. There's no rigid restriction on size such as the minimum size requirement of 11,000 sf being stipulated on the Stamford ADU draft. In addition, there's more flexibility on the maximum size an ADU could be built for. For example, This ADU is a 1400 sf, which is far in size, almost doubling the Stamford size restriction of 800 maximum size ADU.

Furthermore, The New York Times reports these incredible facts on this ADU: In this single-family home, "The larger, a 2,300-square-foot, four-bedroom house, is listed for \$1.295 million. The other one, a 1,400-square-foot, two-bedroom home, is what's known as an accessory dwelling unit, or A.D.U. It is listed, on its own, for \$849,000." Princeton has gone a step further in allowing them to be sold separately from the primary residence, as condominiums.

Here's the link for those interested in reading further.

<https://www.nytimes.com/2021/12/10/realestate/the-adu-experiment.html>

THE IMPACT OF SKYROCKETING MORTGAGE INTEREST RATES

In crafting ADU regulations and providing a way to help housing affordability, please also take into consideration the current skyrocketing mortgage rates, which according to Forbes, as of today is at 6.85% nearing a shocking 7%, the highest since the recession in 2008, and unfortunately for buyers, the rates will keep climbing. The federal Reserve continues raising the interest to combat inflation and to avoid getting the country into what it seems, an impending recession. The high interest mortgage rate is making it impossible for people to buy homes, so please take this into consideration when making the final decisions on ADU regulations. Please allow people to make their own decisions whether they want to make an ADU or not however they see best fits their needs.

TRANSPARENCY AND ACCOUNTABILITY

Another important point that I need to highlight is transparency. We need transparency in the regulation making process. For such an overhaul on zoning changes that will impact countless of Stamford residents, the city needs to make a tangible effort for all residents to become aware of these soon-to-become regulations.

It seems like not enough have been done to create the noise or call for action. Residents will be left out of such impactful zoning regulations without their knowledge. I'm sure that if the majority of Stamford residents know about the proposed zoning changes, there will be such an overwhelming uproar to ease down on these ADU restrictions. For instance, "Save the Glenbrook Community Center" is announced everywhere even with huge signs all over town. That's a great example of transparency and tangible effort to let all residents know what's at stake. Most people in Stamford are not aware what's is being debated. There should be accountability to implement a tangible and fair effort to let the

residents know about these proposed zoning changes before they become regulations, so the residents can voice out their needs and opinions.

I highly suggest posting a detailed ADU FAQ list on the zoning board meeting materials for everyone to review as needed and understand clearly the new proposed regulations.

I urge our officials to deeply consider the points I've discussed in this document.

Let's remember that where there's a problem there's a great opportunity. Let's help overcome this housing crisis. Let's walk together and not against us. Let's not segregate minorities and low-income families that are struggling to make ends meet. Our voices need to be heard. We need to make communities strong and more economically and racially inclusive.

Dear members of the zoning board, please keep in mind that our current zoning regulations haven't changed for at least the last 50 years. This is our opportunity to change for the better. If these regulations don't change to adapt to the current housing needs, the next change will likely take place in the next 50 years and it will be too late and too long for our economy to suffer all this time.

Thank you for your dedication and all your hard work.

Please enter this document into ADU's public hearing records for application 222-28.

Kind Regards,

Maribel Durand

Attached below are the comments made by Representative, Ashley ley (Board of Representative (D-20) in favor of allowing ADU's in all districts that permit SF homes.

Summary of Comments on ADU Text 2022-08-17_Rep Ley Comments.pdf

Page: 1

Number: 1	Author: aley	Subject: Sticky Note	Date: 8/23/2022 10:11:17 AM
This should only apply to new structures intended to be used for an ADU. Pre-existing non-conforming detached garages or barns should be able to be converted to an ADU.			
Number: 2	Author: aley	Subject: Sticky Note	Date: 8/23/2022 10:57:30 AM
Some districts have a minimum lot area of 5,000 sf -- this would preclude ADUs in those districts. My preference is to allow ADUs in all districts that permit SF homes.			
Number: 3	Author: aley	Subject: Sticky Note	Date: 8/23/2022 10:18:24 AM
"Family" is not defined in the 3.B of the code posted here: https://www.stamtoract.gov/home/showpublisheddocument/2401/637697344469730000			
Number: 4	Author: aley	Subject: Sticky Note	Date: 8/23/2022 10:21:33 AM
Either increase the 800 sf to 1,000 sf, or drop 1 acre to 0.5 acre.			

Good morning Vineeta,

Excellent job in addressing each of my questions.

Thank you for explaining each question clearly, thoroughly and precisely, which I value tremendously.

I couldn't clearly understand the information before by just reading the proposed text amendment notice. Your explanation made a huge difference.

As the the proposed changes, I do not support the rigidity on site requirement to be 11,000 sf in order to qualify. This is excessive.

I have a home that is 7400 sf on Glenbrook Road and it has plenty of space to build an ADU on the first-lower level.

As a matter of fact the size of the first-level lower level measures 1000 sf which is even bigger that the proposed 800 sf max size ADU.

Furthermore, I have plenty of space to provide parking space for that ADU. I don't understand why I would be left out of building an ADU when the space I have is more than sufficient to do so.

Vineeta, I have several strong points that I want to bring to the attention of the zoning board members. These points are important to discuss before such overhaul changes take place.

Unfortunately, I can't speak during the meeting on Wednesday given that I'm recovering from laryngitis. Nonetheless, I need my voice to be heard.

I will write all my points on a pdf document stating why these zone requirements are being too strict and excessive that will simply leave many residents who have a real need for an ADU out of this zone regulation.

Vineeta, please have the board members address each of my points at the zoom meeting on Wednesday. I will be present on the zoom meeting but I just won't be able to speak, so please have someone speak or read the document on my behalf.

I will send you the document by Wednesday morning the latest.

I'd really appreciate your help.

Respectfully,

Maribel

Sent from my iPhone

On Sep 22, 2022, at 3:58 PM, Mathur, Vineeta <VMathur@stamfordct.gov> wrote:

Please see my response to your questions in blue below. We will also include this questions into our record for the Zoning Board.

Thanks,
Vineeta

From: Maribel Durand <durand_366@hotmail.com>
Sent: Thursday, September 22, 2022 1:04 PM
To: Mathur, Vineeta
Cc: Briscoe, Tracy
Subject: Re: proposed Zoning changes for ADU's

Vineeta, and Tracy,

Pleasure to connect with both of you.

Thank you so much for taking my questions.
I really appreciate that very much!

I read the notice for application 222-28 but it's not very clear to me. Therefore, I have the following questions:

1. For zone 71/2 what is the current proposed text requiring to qualify for an ADU? [The site requirements are the same regardless of the Zoning District. You need at least 11,000 sf of lot area to have an ADU.](#)
2. Do we need to get a permit or is it by right? If permit is required, do all permits get approved or denied based on the current text? [ADUs will be permitted as-of-right which means you need a Zoning Permit and Building Permit which are staff level approvals but no Zoning Board approval. The permits will be subject to the final approved text. An affidavit stating that the owner resides on premises is also required.](#)
3. What size does the property need to be in order to qualify? [11,000 sf.](#)
4. What can be the max size of the ADU? [800 sf.](#)
5. Are there any exceptions for single family ADU's based on sickness/health issues such as needing an ADU to take care of someone who requires care? [The standards remain the same regardless of the reason for creating the ADUs.](#)
6. When would they be making a final decision on these proposed ADU regulations? [The application is scheduled for a public hearing on 9/28. After the Zoning Board hearing is closed, the Zoning Board can make a decision at the same meeting or a subsequent meeting. If the hearing gets continued to another date, the decision also gets postponed accordingly.](#)
7. Also, when is the cut off date for the public to ask questions or give comments to be forwarded to the zoning board and be included on the record? [The public should provide written comments prior to the Zoning Board public hearing on 9/28 by 5pm for us to transmit them to the Board members ahead of the meeting. Comments/questions can also be made verbally during the Zoom meeting at 9/28. The link to the agenda with registration link is below: <https://www.stamfordct.gov/home/showpublisheddocument/19080>](#)

8. Lastly, what doesn't this mean?

AMEND Section 4.B.2. R-20, R-10, R-7 1/2

Single Family Districts, Low Density, as follows:

b. Permitted Uses, as-of-right

This amendment changes the term 'Single family detached dwelling, one per lot' to 'Dwelling, Single Family' in the list of permitted uses in the Zoning Districts R-20, R-10 and R-7 1/2 districts. Dwelling, Single Family definition has been expanded to include an ADU.

Thank you so much for taking the time to address these important questions.

Kind Regards,
Maribel

On Sep 22, 2022, at 11:57 AM, Mathur, Vineeta <VMathur@stamfordct.gov> wrote:

Maribel,

Thanks for reaching out regarding the ADU text. Please email me/Tracy any questions/comments you have on the ADU text. We will be happy to answer your questions and forward any comments to the Zoning Board. This process allows us to make sure all comments and questions are included as part of the application record which we maintain at the Land Use Bureau.

Thanks,

Vineeta

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

-----Original Message-----

From: Judge, Mary
Sent: Thursday, September 22, 2022 11:47 AM
To: 'Maribel Durand' <durand_366@hotmail.com>
Subject: RE: proposed Zoning changes for ADU's

I will refer this email to the Zoning Staff.
Mary Judge

-----Original Message-----

From: Maribel Durand <durand_366@hotmail.com>
Sent: Thursday, September 22, 2022 11:43 AM
To: Judge, Mary <MJudge@StamfordCT.gov>
Subject: RE: proposed Zoning changes for ADU's

Hi Mrs. Judge

Hope you're doing well.

I have important questions regarding the proposed zoning changes for ADUs and I need to connect with either Mr.

David Stein, Rosanne McManus or William Morris.

Would you be able to provide me their emails or connect me with them directly?

I have already checked the city's website for this information prior to contacting you but there's no way to contact any of the board members.

There's no emails listed for any of them and this is why I'm reaching out to you. If you would be so kind to provide me with this info, I'd really appreciate it.

Their contact information should definitely be listed on the website for the public but not sure why it's not there.

I appreciate your help with this.

Thank you so much!

Maribel

Sent from my iPhone

Briscoe, Tracy

From: Blessing, Ralph
Sent: Monday, June 27, 2022 9:20 AM
To: Zoning Board
Subject: FW:

Dear Members of the Zoning Board,

Below please find an email I received in regard to the State Law PA 21-29, which allows for the opt out of certain State requirements re ADUs and Parking.

Ralph

From: Paul Arvoy <ifyouseekstamford@gmail.com>
Sent: Sunday, June 26, 2022 10:43 AM
To: Blessing, Ralph <RBlessing@StamfordCT.gov>
Subject:

Good morning Mr. Ralph Blessing. My name is Paul Arvoy, I am a lifelong Stamford resident who wants to keep Stamford's single family ownership in tact. This is a horrendous overreach by unelected officials appointed by the mayor. It should not be up to 5 unelected bureaucrats to decide what's good for Stamford on this issue. Someone has to stand up for the integrity of the city that I chose to live in because of single family home ownership. If I wanted to live in a city of rentals I would have chosen a city like New York to live in. This is the suburbs. This is America. The land of opportunity and I chose my neighborhood because of the opportunity to own a single family home in a single family neighborhood to raise my family and live out my life. This should not be trampled on by an agenda and five unelected zoning board members. This is disgraceful and this take over of Stamford by unelected bureaucrats has to end. I would appreciate if you could forward my concerns to the zoning board. If you seek Stamford, this destruction of our city will not go unchecked or unnoticed because I will make sure people who want to live here in Stamford know the truth of the behind closed door decisions being made by a minority of unelected officials and outsiders. This will decrease all home values and upend our quality of life that we have all worked so hard to attain. That we, the Stamford residents as the majority, oppose this and expect the zoning board to take the time to make the right decision for the future of Stamford. The residents are not asking for this, the state is forcing this. Does anyone know how to say no anymore. We are not ruled by our state. Make true decisions based on facts, not partisanship or an agenda. Thank you for your comments on this subject in the Ct. examiner. I hope you can help in convincing the board to vote no on this state overreach. Thank you Ralph. Have a good day.

RECEIVED

JUN 27 2022

ZONING BOARD

RECEIVED

From: svidan@optonline.net <svidan@optonline.net>

Sent: Wednesday, September 28, 2022 2:12 PM

To: Stein, David; Blessing, Ralph; Mathur, Vineeta

Subject: iPlease support ADUs

SEP 28 2022

ZONING BOARD

September 28, 2022

Dear Zoning Board Members,

My name is Susana Vidan and I am a resident of the Hubbard Heights neighborhood. I am writing to you in support of legalizing ADUs in Stamford and to vote against Opting-out of PA 21-29. I am submitting this letter in part because I want to highlight the letter submitted by the Hubbard Heights Association (HHA) does not reflect residents like myself moreover the opinion of the members and residents of Hubbard Heights was never solicited nor surveyed by the HHA.

As a homeowner and citizen of Stamford I am in strong support of allowing ADUs in the city of Stamford. It provides a way for property owners to have an additional income stream and to provide alternate housing choices. We always hear how seniors can't afford to live in this town, how impossible it is for young people to move back home but we are constantly looking for ways to negate the ability to generate an income or to make housing more affordable. In a region where the average home price is \$600,000 and average rent is above \$2000/month., ADUs will also provide people who cannot afford skyrocketing rents to find a cheaper housing option or for homeowners to a way to save money or generate income as well as a quality of life. For example:

- 1- Caregivers of the elderly or young children- as alternative to hire living care and keeping cost reasonable while having someone in site. This is not just a cost saving alternative but also a quality of life for the family and caregivers alike. Having a care provider on site will give family members a piece of mind while allowing care givers to have a private life.
- 2- College students looking for housing option that is not \$1000 for a room in a college dorm may be able to rent a place or better for a lower rent (doing chores mowing the lawn, snow shoveling etc)
- 3- Single mother trying to leave an abusive partner but cannot afford or may need to find housing immediately.
- 4- Commuter works in Stamford only a few days a week may need a place only for the weeknight or vice versa such as a Medical resident or nurse working a few days or 12 hour shifts at Stamford hospital may need a place to sleep while working in Stamford.

I also want to address some of the restrictions discussed by the zoning board, lot size restrictions parking restriction, limiting who is allowed to live in the "legal ADUs". Is the city going to hire the housing police to ask tenants for "their papers to determine if they qualify as an immediate family member etc?"

1- Lot size restriction- Most of the lots within proximity to the train station, UCONN, Stamford Hospital are NOT 1 acre lots or even 10,000 square feet but this is perhaps where you may want to have ADUs. As a resident of Hubbard Heights, I am a 30-minute walk to UCONN and a 10-minute walk to Stamford Hospital the proposed lot size restriction would prohibit me from converting my garage into a legal apartment or adding an extension to the side of my house.

2- Off street parking – Unless you want to ban ALL street parking – why are you creating a second class of homeowners who are forced to park their vehicles off the streets. Moreover, it makes the assumptions that everyone owns a car. In today's economy the trend is for the new generation not to own cars with the gig economy- uber, working from home not everyone fits the old mold of owning a car. (Recent report bus ridership is at all time high perhaps the city should look for ways to make transportation more accessible). The very reason we bought a house in Hubbard Heights was so that our babysitter, who at the time who did not drive, could reach our house by public transportation.

3- What defines owner occupancy, does a trust or LLC owned property allowed to have an ADUs? If the homeowner dies and the property is under probate are the tenants evicted immediately because there is no "owner living on site". Lots of legal definitions to ponder upon, which I do not think our elected boards have fully vetted.

I encourage you to vote to legalize ADUs in Stamford and to vote against opting-out.

Respectfully yours,

Susana Vidán,

12 Pell place, Stamford CT 06905



People Friendly Stamford

www.peoplestamford.org

September 28, 2022

Re: Stamford ADU legalization

Dear Zoning Board Members,

People Friendly Stamford is a local community advocacy group working to transform Stamford's neighborhoods to make them more walkable and bikeable, economically vibrant, affordable, and less reliant on cars. We have long supported transportation projects that improve safety for all users but also recognize that smart and equitable development contributes to a safe and equitable transportation network.

With that, **we enthusiastically support the legalization of Accessory Dwelling Units (ADUs) in Stamford** and urge the Zoning Board to strike or change aspects of the current proposed language that severely restrict the applicability to only Stamford's most expensive neighborhoods (large lot minimums, parking minimums, etc.) or arbitrarily restrict the rights of property owners (owner occupancy requirements, maximum ADU square footage, maximum number of people, etc.).

Legalizing ADUs would provide an avenue for more flexible housing that is much needed as Stamford struggles with some of the lowest vacancy rates in the country and rising rents. ADUs are considered to be naturally affordable in comparison to other housing types. This makes them an easy and low-cost tool for supporting the high demand for housing here, as outlined in Stamford's Housing Affordability Plan. Unfortunately ADU regulations are often too restrictive to directly serve moderate-income homeowners, historically disadvantaged homeowners, and multi-generational households who could most benefit from them. The Zoning Board has an opportunity to approve a regulation that addresses well documented concerns with historic ADU regulations by reducing or limiting barriers to entry.

In addition, we would like to submit to you preliminary results of a petition in favor of legalizing Accessory Dwelling Units in Stamford that has been available for signing since September 22, 2022.

Thank you for your careful consideration.

People Friendly Stamford
info@peoplestamford.org

RECEIVED

SEP 28 2022

ZONING BOARD

Pro-ADU Petition Summary
(as of September 28, 2022)

83 individuals have signed on supporting the legalization of ADUs in Stamford

92% of petition signer currently live in Stamford

86% of petition signers not living in Stamford said they either work or go to school in Stamford, have previously lived in Stamford, were born or raised in Stamford and/or had family in Stamford

43% of petition signers not living in Stamford said they would like to live in Stamford but cannot afford to

Notable comments:

"ADUs are a modest density increasing measure that will create affordable housing opportunities and make our city more inclusive and environmentally friendly. I strongly support their legalization."

"Before moving to Stamford I lived in a house with a by-right ADU in Milford. My elderly mother-in-law occupied the ADU. ADUs were highly restricted there: eg no front door, bona fide family member."

"Great way to add income and increase the housing stock. College students, care givers, adult children."

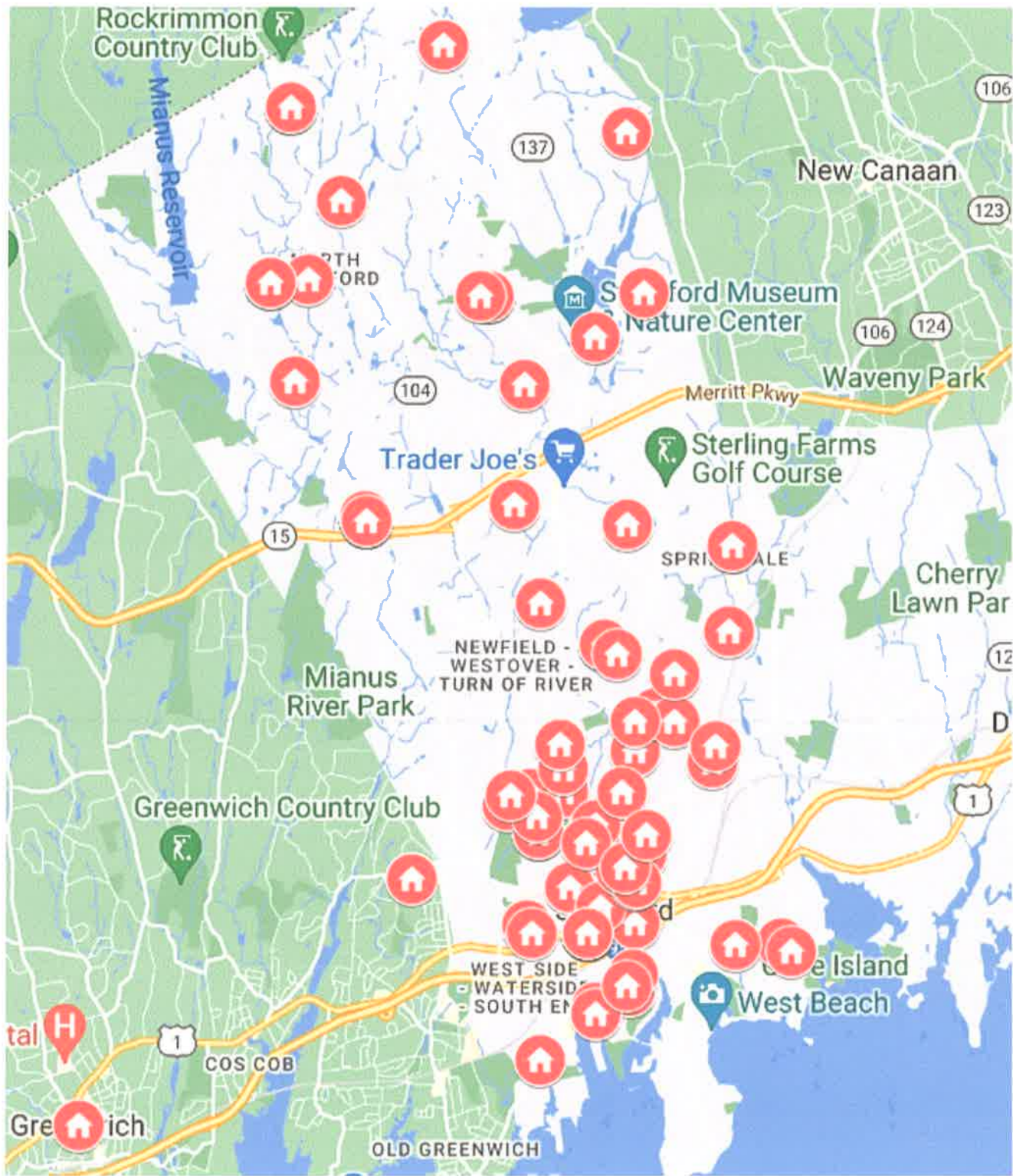
"I strongly support ADUs. They bring more people into the local economy, they allow family and friends to live closer together, and they allow people to make extra income."

"We just bought a house in Stamford. With two well-paying jobs there was barely anything that we were able to afford. The prices are out of control and it would be good to add additional affordable options."

"The near total blockage of any type of missing middle new home construction in Stamford has elevated the gravity of approving ADUs. ADUs will provide a small measure of relief for seniors, the working class, and young adults who are currently blocked from living in Stamford."

"Let's make Stamford more affordable and accessible for everyone!"

Distribution of petition signers living in Stamford:



	Date	I am signing this petition to support the legalization of ADUs in Stamford	Name	Address
1	9/22/2022	Yes, I am in support of legalizing ADUs.	Jerry Silber	290 Club Road, Stamford, CT
2	9/23/2022	Yes, I am in support of legalizing ADUs.	Zachary Oberholtzer	2475 Summer Street, Stamford, CT
3	9/23/2022	Yes, I am in support of legalizing ADUs.	Dice Oh	75 Tresser Blvd, Stamford, CT
4	9/23/2022	Yes, I am in support of legalizing ADUs.	John Pelliccia	6 High Rock Rd, Stamford, CT
5	9/23/2022	Yes, I am in support of legalizing ADUs.	Linda Flynn	29 Hoyt St, Stamford, CT
6	9/23/2022	Yes, I am in support of legalizing ADUs.	Robin Druckman	94 Fieldstone Terrace, Stamford, CT
7	9/23/2022	Yes, I am in support of legalizing ADUs.	Evan Doucett	31 Wood Ridge Dr S, Stamford, CT
8	9/23/2022	Yes, I am in support of legalizing ADUs.	Jacob Griffith-Rosenberger	1 Greyrock Place, Stamford, CT
9	9/23/2022	Yes, I am in support of legalizing ADUs.	William Wright	228 Pepper Ridge Road, Stamford, CT
10	9/23/2022	Yes, I am in support of legalizing ADUs.	Lauren Wright	228 Pepper Ridge Rd, Stamford, CT
11	9/23/2022	Yes, I am in support of legalizing ADUs.	Sam Gordon	35 West Broad Street, Stamford, CT
12	9/23/2022	Yes, I am in support of legalizing ADUs.	Pat	Greenwich, CT
13	9/23/2022	Yes, I am in support of legalizing ADUs.	Elizabeth Middleton	4 Hornez Street, Stamford, CT
14	9/23/2022	Yes, I am in support of legalizing ADUs.	David Chesler	52 Interlaken Rd Stamford, CT
15	9/24/2022	Yes, I am in support of legalizing ADUs.	Natalee Frei	47 Chestnut Hill Road, Stamford, CT
16	9/24/2022	Yes, I am in support of legalizing ADUs.	Andrew Frank	156 Gary Road, Stamford, CT
17	9/24/2022	Yes, I am in support of legalizing ADUs.	Thorstan Frei	47 Chestnut Hill Rd, Stamford, CT
18	9/24/2022	Yes, I am in support of legalizing ADUs.	Nathaniel Wesley Shipp	75 Tresser Blvd, Stamford, CT
19	9/24/2022	Yes, I am in support of legalizing ADUs.	John Sardo	4 Hornez St, Stamford, CT
20	9/24/2022	Yes, I am in support of legalizing ADUs.	Marion Glickson	66 Summer Street, Stamford, CT
21	9/24/2022	Yes, I am in support of legalizing ADUs.	Kevin Maguire	50 Leonard St, Stamford, CT
22	9/24/2022	Yes, I am in support of legalizing ADUs.	Shira nerenberg	75 chestnut hill rd, Stamford, CT
23	9/24/2022	Yes, I am in support of legalizing ADUs.	Jennifer Armstrong	73 Pershing Ave, Stamford, CT
24	9/24/2022	Yes, I am in support of legalizing ADUs.	Susana Vidan	12 Pell Pl, Stamford, CT
25	9/24/2022	Yes, I am in support of legalizing ADUs.	Luigi Scotto	12 Pell Pl, Stamford, CT
26	9/24/2022	Yes, I am in support of legalizing ADUs.	Esther Portyansky	75 Tresser Blvd, Stamford, CT

27	9/24/2022	Yes, I am in support of legalizing ADUs.	Sheila Barney	74 Ludlow Street, Stamford, CT
28	9/24/2022	Yes, I am in support of legalizing ADUs.	Jordan Force	2350 Washington Blvd, Stamford, CT
29	9/24/2022	Yes, I am in support of legalizing ADUs.	Jason McCartney	223 Cold Spring Rd, Stamford, CT
30	9/24/2022	Yes, I am in support of legalizing ADUs.	Cheryll Duerk	100 Morgan Street, Stamford, CT
31	9/24/2022	Yes, I am in support of legalizing ADUs.	Chris Dawson	81 Bangall Rd, Stamford, CT
32	9/24/2022	Yes, I am in support of legalizing ADUs.	Furtuna Velaj	30 Elm Tree Place, Stamford, CT
33	9/24/2022	Yes, I am in support of legalizing ADUs.	Darryl Tookes	63 Bangall Rd, Stamford, CT
34	9/24/2022	Yes, I am in support of legalizing ADUs.	Ben Kessler	50 park forest, Stamford, CT
35	9/24/2022	Yes, I am in support of legalizing ADUs.	Jennifer Frome	1295 Riverbank Rd, Stamford, CT
36	9/24/2022	Yes, I am in support of legalizing ADUs.	Vitaliy Razhanskiy	36 Lindsey Ave, Stamford, CT
37	9/24/2022	Yes, I am in support of legalizing ADUs.	Donna Tookes	63 Bangall Road, Stamford, CT
38	9/24/2022	Yes, I am in support of legalizing ADUs.	Michelle Brown	2346 low marsh Ct, Leland, NC
39	9/24/2022	Yes, I am in support of legalizing ADUs.	Carolyn Hyman	81 Bangall Rd, Stamford, CT
40	9/24/2022	Yes, I am in support of legalizing ADUs.	Robert Godzeno	29 Douglas Avenue, Stamford, CT
41	9/24/2022	Yes, I am in support of legalizing ADUs.	Ksenia King	23 Prudence Dr, Stamford, CT
42	9/24/2022	Yes, I am in support of legalizing ADUs.	Stephen Ng	19 McIntosh Road, Stamford, CT
43	9/24/2022	Yes, I am in support of legalizing ADUs.	Kristen Miner	25 3rd St, Stamford, CT
44	9/24/2022	Yes, I am in support of legalizing ADUs.	Bailey Carr	46 Woodbine Road, Stamford, CT
45	9/25/2022	Yes, I am in support of legalizing ADUs.	Zach Cohen	143 hoyt st, Stamford, CT
46	9/25/2022	Yes, I am in support of legalizing ADUs.	Mary Pensiero	188 Quarry Road, Stamford, CT
47	9/25/2022	Yes, I am in support of legalizing ADUs.	Dee Davis Oberwetter	424 Old Long Ridge Road, Stamford, CT
48	9/25/2022	Yes, I am in support of legalizing ADUs.	Robert Oberwetter	424 Old Long Ridge Rd, Stamford, CT
49	9/25/2022	Yes, I am in support of legalizing ADUs.	Ellen Bromley	204 Riverbank Drive, Stamford, CT
50	9/25/2022	Yes, I am in support of legalizing ADUs.	Shannon Malkin Daniels	95 Liberty Street, Stamford, CT
51	9/25/2022	Yes, I am in support of legalizing ADUs.	James Raguseo	85 Bangall Rd, Stamford, CT
52	9/25/2022	Yes, I am in support of legalizing ADUs.	Alanna	38 1/2 wolden road, ossining, NY
53	9/25/2022	Yes, I am in support of legalizing ADUs.	Wendy Skratt	29 Vincent Ave, Stamford, CT

54	9/25/2022	Yes, I am in support of legalizing ADUs.	Jonea Gurwitt	580 Hunting Ridge Rd, Stamford, CT
55	9/25/2022	Yes, I am in support of legalizing ADUs.	Sarah Noonan	500 Bedford Street, Stamford, CT
56	9/25/2022	Yes, I am in support of legalizing ADUs.	Lori	73 Givens Ave, Stamford, CT
57	9/25/2022	Yes, I am in support of legalizing ADUs.	Eric	Knickerbocker Ave, Stamford, CT
58	9/26/2022	Yes, I am in support of legalizing ADUs.	Marc Moirez	1633 Washington Blvd, Stamford, CT
59	9/26/2022	Yes, I am in support of legalizing ADUs.	Loretta N Baldwin	11 Finney Lane, Stamford, CT
60	9/26/2022	Yes, I am in support of legalizing ADUs.	David Tortora	20 Avery Street, Stamford, CT
61	9/26/2022	Yes, I am in support of legalizing ADUs.	Yoland	25 Cartright Street, Bridgeport, CT
62	9/26/2022	Yes, I am in support of legalizing ADUs.	Peter Bridgers	57 Jay Rd, Stamford, CT
63	9/26/2022	Yes, I am in support of legalizing ADUs.	Holly Johnson	50 Forest St, Stamford, CT
64	9/26/2022	Yes, I am in support of legalizing ADUs.	Stefanie Tywonick	282 Glen Ave, Port Chester, NY
65	9/26/2022	Yes, I am in support of legalizing ADUs.	Dhruvita Modi	10 Locust Lane, Stamford, CT
66	9/26/2022	Yes, I am in support of legalizing ADUs.	Ryan Cassella	120 TOWNE ST, Stamford, CT
67	9/26/2022	Yes, I am in support of legalizing ADUs.	Angelo Bochanis	545 Bedford Street, Stamford, CT
68	9/26/2022	Yes, I am in support of legalizing ADUs.	Adis Muminovic	100 Commons Park N, Stamford, CT
69	9/26/2022	Yes, I am in support of legalizing ADUs.	Katherine Dzikiewicz	70 Strawberry Hill Ave, Stamford, CT
70	9/26/2022	Yes, I am in support of legalizing ADUs.	Tom Flynn	101 Washington Blvd, Stamford, CT
71	9/26/2022	Yes, I am in support of legalizing ADUs.	Tessa Tookes	63 Bangall Rd Stamford, CT
72	9/26/2022	Yes, I am in support of legalizing ADUs.	Sarah Vazquez	Bridge Street, Stamford, CT
73	9/27/2022	Yes, I am in support of legalizing ADUs.	Dawn Snell	175 Henry St, Stamford, CT
74	9/27/2022	Yes, I am in support of legalizing ADUs.	Adam Prizio	46 Holly Ln, Wethersfield, CT
75	9/27/2022	Yes, I am in support of legalizing ADUs.	Tom Caruso	140 Silver Hill Lane, Stamford, CT
76	9/27/2022	Yes, I am in support of legalizing ADUs.	Rebecca Santiago	494 Fairfield Ave, Stamford, CT
77	9/27/2022	Yes, I am in support of legalizing ADUs.	Jodi Williams	40 Windsor Rd, Stamford, CT
78	9/27/2022	Yes, I am in support of legalizing ADUs.	Cheryl Riccio	20 Cross Ridge Dr, Old Greenwich, CT
79	9/27/2022	Yes, I am in support of legalizing ADUs.	Zachary Bakal	75 Tresser Blvd, Stamford, CT
80	9/27/2022	Yes, I am in support of legalizing ADUs.	Tanner Dillon King	23 Prudence Dr, Stamford, CT

81	9/28/2022	Yes, I am in support of legalizing ADUs.	James Grunberger	79 High Ridge Rd, Stamford, CT
82	9/28/2022	Yes, I am in support of legalizing ADUs.	Augustine Fayomi	1295 Riverbank Road, Stamford, CT
83	9/28/2022	Yes, I am in support of legalizing ADUs.	Peter Smolinski	17 Dale St, Stamford, CT

Briscoe, Tracy

From: Judge, Mary
Sent: Monday, September 19, 2022 9:05 AM
To: Briscoe, Tracy
Subject: FW: ADU

-----Original Message-----

From: Robert Oberwetter <oberwetter@yahoo.com>
Sent: Sunday, September 18, 2022 4:16 PM
To: Stamford Land Use <StamfordLandUse@StamfordCT.gov>
Subject: ADU

Dear Zoning Board,

I'm writing about the ADU. We live in North Stamford. We have read the zoning board text change, "Proposed Accessory Dwelling Unit Text Amendment 08-19-2022". We're okay with the proposed changes. If people will support ADU's with that text change to the Stamford regulations, instead of an outright approval, we're okay with it.

We support ADU's and feel it is an important change to Stamford. Please vote in favor of them.

Thanks,

Robert and Dee Oberwetter
424 Old Long Ridge Rd

RECEIVED
SEP 19 2022
ZONING BOARD

Briscoe, Tracy

From: ingrid durand <aldu1975@outlook.com>
Sent: Wednesday, September 28, 2022 11:30 AM
To: Mathur, Vineeta; Mathur, Vineeta; Briscoe, Tracy
Subject: ADU REGULATIONS

Dear zoning board

I commend you on your hard work in creating the new ADU regulation.

I agree with everything you stipulate on the proposed text except the minimum size requirement.

Please lower the size requirement from 11,000 sf to at least 5000sf as I live on R75 zone and most lots are not as big as 11,000 sf, however my home, as well as most homes in the area have plenty of room to fit an ADU.

Thank you for your time and consideration.

Please forward my request to the zoning board for the public meeting tonight.

Best,
Ingrid

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

RECEIVED
SEP 28 2022
ZONING BOARD

ZB# 222-28

From: Paul Arvoy <ifyouseekstamford@gmail.com>
Sent: Tuesday, September 27, 2022 8:16 AM
To: Mathur, Vineeta
Subject: No ADU's OPT OUT OF STATE MANDATE

Listen to the residents. There is no support from residents at all. Three examples of why we don't want this. We had illegal ADU's in our neighborhood that resulted in a kid that bullied other kids on the street and another had a pit bull running loose terrorizing people in the neighborhood. I also have a special needs daughter that is very naive and right now has the ability to walk freely in our neighborhood amongst our neighbors who look out for her. This will not be the case anymore. There are other special needs children in the neighborhood that are being disregarded, that would lose their limited freedom in a family oriented neighborhood. Worry about our children like you worry about your children. These renters will not have family values they will just be fly by night strangers taking away our quality of life and our equity that we have actually worked for our whole lives which you will steal from every resident. With no support from most communities in our single family city, this will deny you a second term as mayor of Stamford and rightfully so. You already have enough vacant apartments in this overbuilt city. make them affordable and fill them up before you come destroying our neighborhoods. Thank you.

RECEIVED

SEP 27 2022

ZONING BOARD

Briscoe, Tracy

From: Susan <susanb06907@yahoo.com>
Sent: Tuesday, August 30, 2022 3:51 PM
To: Briscoe, Tracy
Subject: No more apartments in Stamford Connecticut

To whom it may concern:

We need NO more apartments in Stamford. We don't have the water infrastructure the sewer infrastructure the road infrastructure. Has anyone looked at our Reservoir lately? Has anyone contacted aquarium? Our water usage is in a troubling situation. If you go to the Reserver in Stamford, you will see islands not water. (We need to opt out of this bill /situation, immediately.)

Why aren't the taxpayers being heard?? We are the ones who pay the BILLS.!

No tax payer resident input is socialistic and unacceptable!!!

Why haven't our taxes gone down?

We have lived here over 30 years and all they do is go UP!!

Enough is enough! There should be a moratorium on all building permits rezoning etc. until we get our infrastructure straightened out. Where is the basic common sense?

Why haven't there been any person to person meetings this summer or fall? We could limit the number of people attending at City Hall or have it in one of the parks, like Scelzi or Springdale etc.?

The taxpayers MUST be HEARD!!! We PAY the BILLS....

Please advise this was received in writing.

Thank you for your considerations in advance,

John Pace and Susan Bell-Pace
Residence on Hope Street for over 30 years.

Sent from my iPhone

RECEIVED

AUG 30 2022

ZONING BOARD

From: Jennifer Fayomi <jaffayomi@gmail.com>
Sent: Wednesday, September 28, 2022 7:45 AM
To: Stein, David; Blessing, Ralph; Mathur, Vineeta
Subject: Please Support ADUs

Dear Zoning Board Members,

I am a resident of North Stamford and a member of the North Stamford Association and Wildwood Associations. I support allowing the changes in regulation on ADU's from Hartford to move forward.

This issue will greatly impact quality of life for many seniors and disabled family members who would prefer to stay in home with family as opposed to moving into facilities.

I urge you to support this common sense move.

Best,
Jennifer Fayomi