

**NARRATIVE
MAP CHANGE APPLICATION
OF
JOSEPH J. CAPALBO II
FOR
91 HOPE STREET**

The real property commonly known as 91 Hope Street is currently owned by the Diocese of Bridgeport (Bridgeport Roman Catholic Diocesan Corp.), (hereinafter the "Premises"). It is located in the Glenbrook section of Stamford. The Premises are approximately 2.33 acres or 101,495 square feet in area. There are two structures located on the premises; (1) a church approximately 6,400 square feet in area, constructed of stucco and brick according to assessor's built in the year 1953; and (2) an ancillary single family brick residence with a detached garage, approximately 2700 square feet in size and constructed, according to assessor's records in 1930. Almost the entire surface of the Premises is impervious comprised mostly of parking to support the existing structure and current uses.

Presently the Premises is bifurcated in terms of its Master Plan designation. The area immediately adjacent to Hope Street comprising slightly over an acre, is designated as Master Plan Category 3 – Residential – Low Density Multifamily. The area to the rear of the parcel, comprising approximately 1.3 acres, is designated as Master Plan Category 2 – Residential – Low Density Single Family. The entire parcel is currently Zoned R-7 $\frac{1}{2}$.

The areas to the immediate south and west of the parcel are in Category 3. The areas east and northeast are in Category 2. This Premises is located on the southern portion of Hope Street toward East Main Street near the intersection of the beginning of Glenbrook Road. The most recent occupant of the site is the Haitian American Catholic Center. Immediately adjacent and to the north and east are predominately single-family dwellings. Adjacent to the south are Linden House Condominiums which is a large complex extending from Hope Street through to Glenbrook Road. The Premises abuts on Hope Street and to the west and across the street are more condominiums basically running from Treat Avenue to Wenzel Terrace.

The objective of the immediate application to amend the Master Plan map is to consolidate the entire parcel into one master plan category – Category 3. Residential Low Density – Multifamily. If successful, the intention will be to apply

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for a change in the zone map, most likely to R-5, along with an application for Site Plan Approval to ultimately permit the construction of town house type housing on the Premises.

Considering the location and nature of the site, its use and surrounding area, the proposed type of development will provide an appropriate transition zone between the single-family R-7 $\frac{1}{2}$ development along Howes Avenue, and the high-density condominiums surrounding the area. The developer will propose conceptual plans to include town house type development with garage parking. Appropriate buffer zones shall be proposed to protect the integrity of the surrounding area. The number of units and development layout, yet to be determined, will be conceptually provided.