

Fwd: Application 223-19 22-24 Dolsen Place.

Mathur, Vineeta <VMathur@StamfordCT.gov>

Thu 4/20/2023 8:29 PM

To: Briscoe, Tracy <TBriscoe@StamfordCT.gov>; Ray Mazzeo <r.mazzeo@rednissmead.com>

For the file

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From: Seely, Walter <WSeely@StamfordCT.gov>

Sent: Thursday, April 20, 2023 8:24:32 PM

To: Mathur, Vineeta <VMathur@StamfordCT.gov>

Cc: Armstrong, Chad <CArmstrong1@StamfordCT.gov>; Repp, Christopher <CRepp@StamfordCT.gov>

Subject: Application 223-19 22-24 Dolsen Place.

Hi Vineeta

I have reviewed the Application 223-19 for 22-24 Dolsen Place change from two to three family dwelling.

The FM office has no objections to the Application 223-19

Have a good evening

Walter (Bud) Seely

Fire Marshal

Stamford Fire Department

Office of the Fire Marshal

888 Washington Blvd. 7th Floor

Stamford, CT. 06902

203-977-4651

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APR 21 2023

ZONING BOARD

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DIRECTOR OF OPERATIONS
Matthew Quiñones

LAND USE BUREAU CHIEF
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CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION

888 WASHINGTON BOULEVARD
STAMFORD, CT 06904 -2152

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MAY 8 2023

ZONING BOARD

To: Vineeta Mathur, Principal Planner, Land Use Bureau
From: David W. Woods, AIA, NCARB, LEED-AP
Subject: Commission Resolution for 22-24 Dolsen Place
Date: May 5, 2023
Application: ZB Application #223-19 - 22-24 Dolsen, LLC

At the HPAC Regular Meeting held Tuesday, May 2, 2023, the Commission was presented with the design concept for renovation/restoration of a residential structure at 22-24 Dolsen Place. It is understood a single unit will be added within the building and the exterior will be restored. The project has been submitted for consideration under Section 7.3 of the Zoning Code. The following is a record of the Commission's discussion.

The Commission would like to commend the Owner for filing a Section 7.3 application to save this important structure. By unanimous vote, the Commission supports the design concept plans presented with these important comments and issues to be included in the design:

1. Additional research of the original building design should be done to verify the selection of materials and details.
2. The members will require the Owner use Hardi plank siding instead of vinyl. It is understood the color is to be selected and reviewed by HPAC. PVC (composite wood) trims are also allowed.
3. A materials, finishes, and color elevation document should be submitted to the Commission for final review and approval.
4. Selection and details for the windows (matching the original intent) will need to be provided to the Commission for review.
5. Selection, details, and design for the front porch, railings and posts will need to be provided to the Commission for review.

The Commission requests the Development Team return progress plans and details for further review. It is generally agreed the plans can be submitted to the Land Use Bureau for Commission review and can be done online electronically for a final vote by the members. If the Owner wishes to take exception to the notes provided, he/she has the option to return to the Commission for a public presentation and a final vote.

In granting support for the project design, the Commission understands the Owner will submit the reconstruction to the City's Cultural Resources Inventory.

HPAC understands the Land Use Boards may have other considerations for review that are beyond the scope of HPAC recommendations. Those may include bonuses, set-backs, parking and landscape improvements, which are under the Zoning Code and not a part of HPAC review.

David W. Woods, AIA, NCARB
Chair, Historic Preservation Advisory Commission.

MAYOR
Caroline Simmons



**CITY OF STAMFORD
PLANNING BOARD
LAND USE BUREAU**
888 WASHINGTON BOULEVARD
STAMFORD, CT 06904 -2152

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MAY 11 2023
ZONING BOARD

May 10, 2023

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

RE: ZB APPLICATION #223-19 - 22-24 DOLSEN, LLC - 24 DOLSEN PLACE - Site & Architectural Plans and/or Requested Uses, Special Permit and Application for Approval for Addition to the Stamford Cultural Resources Inventory (CRI)

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, May 9, 2023, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing improvements to the façade and reconfiguration of the interior to accommodate a third dwelling unit along with provision of associated parking pursuant to Section 7.3 Historic Preservation. The existing detached shed and the exterior staircase in the rear of the building are proposed to be removed.

This application fits within the context of the neighborhood and with Dolsen Place having significant historic character. The Application also supports the Master Plan category that intends to provide for and protect medium-density multifamily developments. Specifically, the project supports the following Master Plan Policies and Strategies:

- Policy 6A: Maintain Residential Neighborhood Character.
- Strategy 6B.3: Encourage rehabilitation and sound management of small multifamily buildings.
- Strategy 6C.2: Promote development of a variety of housing types.
- Policy 6D: Preserve Historic Buildings and Districts.

Raymond Mazzeo, Redniss & Mead, made a presentation and answered questions from the Board.

After a brief discussion, the Planning Board unanimously recommended approval of **ZB Application #223-19** and this request is compatible with the neighborhood and consistent with Master Plan Category #4 (Residential - Medium Density Multifamily).

Sincerely,

STAMFORD PLANNING BOARD



Theresa Dell, Chair

TD/lac

MAYOR
CAROLINE SIMMONS

DIRECTOR OF OPERATIONS
MATT QUIÑONES
Email: mquinones@stamfordct.gov



TRANSPORTATION BUREAU CHIEF
FRANK W. PETISE, PE
Email: fpetise@stamfordct.gov

TRAFFIC ENGINEER
JIANHONG WANG, PE, PTOE, RSP1
Email: jwang@stamfordct.gov

OFFICE OF OPERATIONS
TRANSPORTATION, TRAFFIC & PARKING
Tel: (203) 977-5466/Fax: (203) 977-4004
Government Center, 888 Washington Blvd., 7TH Floor, Stamford, CT 06901

INTEROFFICE MEMORANDIUM

TO: Zoning Board Office

FROM: Frank W. Petise, PE
Transportation Bureau Chief



Jianhong Wang, PE, PTOE, RSP1
Traffic Engineer

DATE: May 17, 2023

RE: Zoning Board Application 223-19

Application #223-19

24 Dolsen Place
22-24 Dolsen LLC

The Transportation, Traffic & Parking Department (TTP) has reviewed the following documents:

- Project narrative, dated April 4, 2023;
 - Zoning Location Survey prepared by K&A Land Surveyors LLC, dated December 6, 2022;
 - Proposed Alterations Floor Plans prepared by Fishell Architecture, dated February 8, 2023;
 - Site Development Plan prepared by Redniss & Mead, dated April 4, 2023.
1. The Department supports the request pursuant to Section 12.K.5 for modification of the sidewalk to be 5' in width and to match the existing width of the sidewalk on Dolsen Place. The sidewalk along the property frontage shall be rebuilt in kind.
 2. Parking Layout - Option 1 shall be used to provide sufficient space for parking maneuver within the site. In addition, the applicant shall install bollards along the westerly side of 20 Dolsen Place building to prevent vehicles from backing to and damaging the 20 Dolsen Place building.

CITY OF STAMFORD

MAYOR
CAROLINE SIMMONS

DIRECTOR OF OPERATIONS
MATT QUINONES
Email: MQuinones@StamfordCT.gov



CITY ENGINEER
LOUIS CASOLO, JR., P.E.
Email: LCasolo@StamfordCT.gov

INTEROFFICE MEMORANDUM

May 18, 2023

To: Vineeta Mathur Principal Planner

From: Willetta Capelle P.E. - Coordinator of Site Plan Reviews and Inspections

Subject:

**24 Dolsen Place - 22-24 Dolsen LLC
Zoning Application No. 223-19**

The Engineering Bureau received Zoning application documents proposing improvements to a residential property including façade improvements, reconfiguration of the interior and parking and the removal of a shed and external staircase.

The following documents were reviewed:

- "Zoning Location Survey 24 Dolsen Place" by K & A Land Surveyors LLC dated 12/6/22

- "Site Development Plan Depicting 24 Dolsen Place Prepared for Lou Silano" by Redniss & Mead dated 4/4/23

- "Aerial Exhibit 24 Dolsen Place" by Redniss & Mead dated 3/21/23

- "Stormwater Management Standards - Exemption Request Form" 24 Dolsen Place by Brian McMahon, P.E. of Redniss & Mead dated 4/4/23

- "Existing Conditions Coverage Exhibit, 24 Dolsen Place" by Redniss & Mead dated 4/4/23

- "Proposed Conditions Coverage Exhibit - Option 2, 24 Dolsen Place" by Redniss & Mead dated 4/4/23

The Engineering Bureau does not object to this application proceeding with the approval process; however, the following shall be addressed by a CT Professional Engineer prior to Building Permit approval:

- 1) Provide a Drainage Statement stating that the project will not have any adverse drainage impacts.
- 2) Add the City of Stamford Standard Notes to the Site Development Plan.
- 3) The Engineering Bureau reserves the right to make additional comments.

Please contact me at 203-977-4003 with any questions.

CC: Brian McMahon

Reg. No. 148

William P. Brink, P.E. BCEE
Executive Director
Stamford Water Pollution Control Authority
203-977-5809
wbrink@stamfordct.gov



Ed Kelly, Chairman
SWPCA Board of Directors
Stamford Water Pollution Control Authority

Date: May 19, 2023
To: Vineeta Mathur, Associate Planner
From: Ann Brown, P.E., Supervising Engineer *AMB*

Subject: Application 223-19 22-24 Dolsen LLC, 24 Dolsen Place, Stamford CT, - Site & Architectural Plan and/or Requested Uses, Special Permit and Application for approval for addition to the Stamford Cultural Resources Inventory (CRI)

The Stamford WPCA has reviewed the applications submitted for the referenced project and offers the following comments.

Sanitary Lateral

It appears there is no sanitary sewer lateral connection proposed for this project. Therefore, there are no comments at this time. Should the applicant require a new lateral during construction, please contact Steve Pietrzyk, Collection System Supervisor at 203-977-5768 or by email at spietrzyk@stamfordct.gov for the necessary requirements.

Connection Charge

A connection charge may be assessed by the SWPCA in accordance with Section 200-41. Please be aware that the connection charge based on the new development can be substantial. The connection charge is levied after a Certificate of Occupancy or Temporary Certificate of Occupancy is issued. Questions regarding connection charge fees should be directed to Ann Brown, Supervising Engineer, at 203-977-5896 or by email at abrown2@stamfordct.gov.

If you have any questions, please call at 203-977-5896.

Cc: William Brink, P.E., Executive Director WPCA
Stephen W. Pietrzyk, Collection Systems Supervisor WPCA

Hi Vineeta,

Please see the email below. We had a discussion with the applicant on the initial TTP comments and after site visits/check we agree on the following conditions as an update to the initial memo to the Zoning Board for ZB Application 223-19 (24 Dolsen Place).

Thanks.

Jianhong

Jianhong Wang, PE, PTOE, RSP1

Traffic Engineer

City of Stamford

Transportation, Traffic & Parking

ph: 203-977-4133

m: 475-400-2311

jwang@stamfordct.gov

From: Ray Mazzeo <r.mazzeo@rednissmead.com>

Sent: Thursday, June 22, 2023 3:27 PM

To: Wang, Jianhong <JWang@StamfordCT.gov>; Petise, Frank <FPetise@StamfordCT.gov>

Cc: David Pinto <d.pinto@rednissmead.com>

Subject: TTP Review - 24 Dolsen Place

Good afternoon,

Just writing to confirm the TTP comments regarding the application. After our discussions and site visits by TTP staff, we understand your position to be as follows:

1. Existing sidewalks are in good condition but should be replaced if damaged during construction. Any such replacement will be coordinated with TTP and completed by the applicant prior to a CO.
2. TTP recognizes that parking Option 2 is an improvement from existing conditions, but prefers Option 1 with appropriate stall depths and backup distances.
3. Bollards for Parking Layout Option 1 are not required. A portion of the 24 Dolsen driveway is located on the 20 Dolsen property and the existing fence for 20 Dolsen is within the path of the 24 Dolsen driveway. The installation of bollards will further reduce the parking stall depth and backup distance for the proposed parking.

If you agree, please pass along this email as an update to the initial memo to the Zoning Board.

Thanks so much for your attention on this item.

Raymond R. Mazzeo, AICP

203-327-0500 [x15141]

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& MEAD

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PLANNING & ZONING CONSULTING | PERMITTING



City of Stamford

ENVIRONMENTAL PROTECTION BOARD

INTEROFFICE CORRESPONDENCE

MEMO TO: Vineeta Mathur, Principal Planner
Zoning Board of the City of Stamford

FROM: Jaclyn Chapman, Environmental Analyst
Environmental Protection Board

SUBJECT: 24 Dolsen Place
22-24 Dolsen LLC
Zoning Application No. 223-19

DATE: April 24, 2023

22-24 Dolsen LLC seeks approval of Site & Architectural Plans and/or Requested Uses, a Special Permit, and Application for approval as an addition to the Stamford cultural Resources Inventory to provide improvements to the façade and reconfiguration of the interior to accommodate a third dwelling unit along with associated parking. The applicant is also proposing to remove a shed and exterior staircase. There are no other changes proposed to the site. The property is served by a single driveway with parking in the rear. The property is approximately 4,744 square feet and is located along the south side of Dolsen Place, approximately 310 feet west of the intersection with Bedford Street. The parcel is identified as follows in the records maintained by the Stamford Tax Assessor:

<u>Address</u>	<u>Lot No.</u>	<u>Account</u>	<u>Card</u>	<u>Map</u>	<u>Block</u>	<u>Zone</u>	<u>Area</u>
24 Dolsen Place	10	000-7340	S-004	115	233	R-MF	±0.11 Acres

The site currently supports an existing multi-family dwelling with a shed. The property is surrounded by dense, primarily residential development, and is within walking distance to the Ridgeway Shopping Center, Scalzi Park, and Downtown Stamford.

The project provides for the restoration of an approximately 123-year-old historic building and reconfiguration of the interior to accommodate a third dwelling unit. The property does not lie within a special flood hazard area (Zone X, FIRM 09001C0516G, 7/8/13). The property does not support any wetlands or watercourses. The property is not located within the coastal area boundary.

24 Dolsen Place
22-24 Dolsen LLC
ZB No. 223-19

EPB staff has reviewed the proposal for the above-referenced application to renovate the existing dwelling and has no objection to the proposed activities. However, to minimize impacts from disturbance and to protect resources, the following is recommended:

1. Prior to endorsement for the issuance of a Building Permit, the site development plan shall be updated to show the preferred parking layout. EPB prefers Option 1 to provide more natural features and landscaping opportunities for the property.
2. Prior to endorsement for the issuance of a Building Permit, the site development plan shall be updated with a stabilized construction entrance and material stockpile location.
3. Prior to endorsement for the issuance of a Building Permit, final approval by the Engineering Bureau.

Thank you for the opportunity to comment.