



City of Stamford
 Planning Board • Land Use Bureau
 Government Center • 888 Washington Boulevard • Stamford, CT 06904-2152
 Phone: (203) 977-4076

APPLICATION FOR MAP CHANGE OF THE STAMFORD MASTER PLAN

Complete, notarize and forward twelve (12) copies to the Clerk of the Planning Board with a **\$1,000.00 Public Hearing Fee** and the requested application filing fee (see Fee Schedule below) payable to the City of Stamford. **NOTE: COST OF REQUIRED ADVERTISEMENTS ARE PAYABLE BY THE APPLICANT.**

Fee Schedule:

Master Plan Map Change - one (1) Acre or Less	\$500.00
Master Plan Map Change - one (1) Acre or More	\$500.00 plus \$1,000.00 per acre or portion thereof in excess of one (1) acre.
Public Hearing Fee	\$1,000.00

APPLICANT NAME(S): Joseph J. Capalbo, II
 APPLICANT ADDRESS: 1100 Summer Street
 APPLICANT PHONE#: 203-324-8882
 IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes
 LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT(S): 27 Eljays Lane

PROPOSED MAP CHANGE: Applicant proposes to amend the Master Plan Map for the premises commonly known as 91 Hope Street as detailed on the attached Plan from Master Plan Category 2 to Master Plan Category 3.

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? No (If YES, notification must be sent to the Town Clerk of the neighboring community by registered mail within 7 days of receipt of application - PA 87-307).

DATED AT STAMFORD, CONNECTICUT THIS 14th DAY OF May, 2021

SIGNED: [Signature]
Joseph J. Capalbo, II

NOTE: An application cannot be scheduled for a Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If the applicant wishes to withdraw the application, please notify the Planning Board at least three (3) days prior to the Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT

ss:) Stamford May 14, 2021

COUNTY OF FAIRFIELD

Personally appeared Joseph J. Capalbo, II signer of the foregoing Application, who made oath to the truth of the content hereof, before me.

[Signature]
 Notary Public or Commissioner of the Superior Court
 Commission Expires: _____

RECEIVED

FOR OFFICE USE ONLY

APPL. # MP-442

Received in the office of the Planning Board: FEB 17 2022
 (Date)

By: [Signature]
PLANNING BOARD

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

The real property which is the subject of this application is commonly known as 91 Hope Street and is currently owned by the Diocese of Bridgeport (Bridgeport Roman Catholic Diocesan Corp.), (hereinafter referred to as 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 property; (1) a church approximately 6,400 square feet in area, constructed of stucco and brick which, according to assessor's records, was 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. A large majority of the surface of the Premises is impervious comprised of asphalt parking to support the existing structures and 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 at the rear of the Premises, 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 ½

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

**APPLICATION FOR MAP CHANGE
91 HOPE STREET
PAGE 2**

The objective of the immediate application is to amend the Master Plan map to consolidate the entire parcel into one master plan category, that is Category 3, Residential Low Density- Multifamily. If successful, the intention will be to apply for a change in the zone map to RM-1, along with an application for site plan approval to ultimately permit the construction of town house type housing on the Premises.

Master Plan Category 3, Residential – Low Density, Multifamily is defined in the Stamford Master Plan as, “intended to allow the amenities of multifamily living in a single family neighborhood setting. The category is intended to provide for and protect single family dwellings and the least intensive of multifamily development...”. This definition is precisely what the applicant is proposing to provide.

Further, the proposed development will fulfill the Belltown, Glenbrook, Springdale Neighborhood policy BGS1.2 as referenced in the Stamford Master Plan to, “promote residential and mixed use development that relates well in scale and design to the surrounding residential areas”.

Considering the location and nature of the site, its proposed use and surrounding area, the proposed form of development will provide an appropriate transition zone between the single-family R-7 ½ development along Howes Avenue, and Nash Place and the higher-density condominiums within the immediate area, exactly what Category 3 was intended to address. 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 proposed layout, currently in development, will be conceptually provided.

The proposed development further addresses and satisfies many of the policies and strategies expressed in the Stamford Master Plan particularly as they relate to community character. The size and location of the Premises make it ideally suited for institutional type uses. However, such a use would be contrary to the recommendations of the Master Plan.

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91 HOPE STREET
PAGE 3**

The applicant's proposed development for residential housing fulfills the goals of encouraging neighborhood revitalization, maintaining the residential character of the neighborhood and promoting and providing additional affordable housing.

For all of the forgoing reasons, the proposal to amend the Master Plan Map to reflect that this entire parcel be located in Category 3 is most consistent with the goals, policies and objectives of the Master Plan.



HOWES AVENUE

HOPE STREET

NASH PLACE

GLENBROOK ROAD

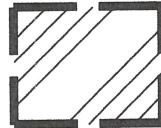
PRESENT MASTER PLAN
CATEGORY 3
(TO REMAIN)

PRESENT MASTER PLAN
CATEGORY 2
(TO REMAIN)

AREA OF
MASTER PLAN CATEGORY 2
TO BE CHANGED TO
MASTER PLAN CATEGORY 3
(1.31± ACRES)

CATEGORY 2
CATEGORY 3

PRESENT MASTER PLAN
CATEGORY 3
(TO REMAIN)



AREA TO BE CHANGED FROM
MASTER PLAN CATEGORY 2
TO MASTER PLAN CATEGORY 3

MARCH 31, 2021

D'ANDREA SURVEYING & ENGINEERING, PC

- LAND PLANNERS
- ENGINEERS
- SURVEYORS

P.O. BOX 549
RIVERSIDE, CT 06878

6 NEIL LANE
TEL. 637-1779

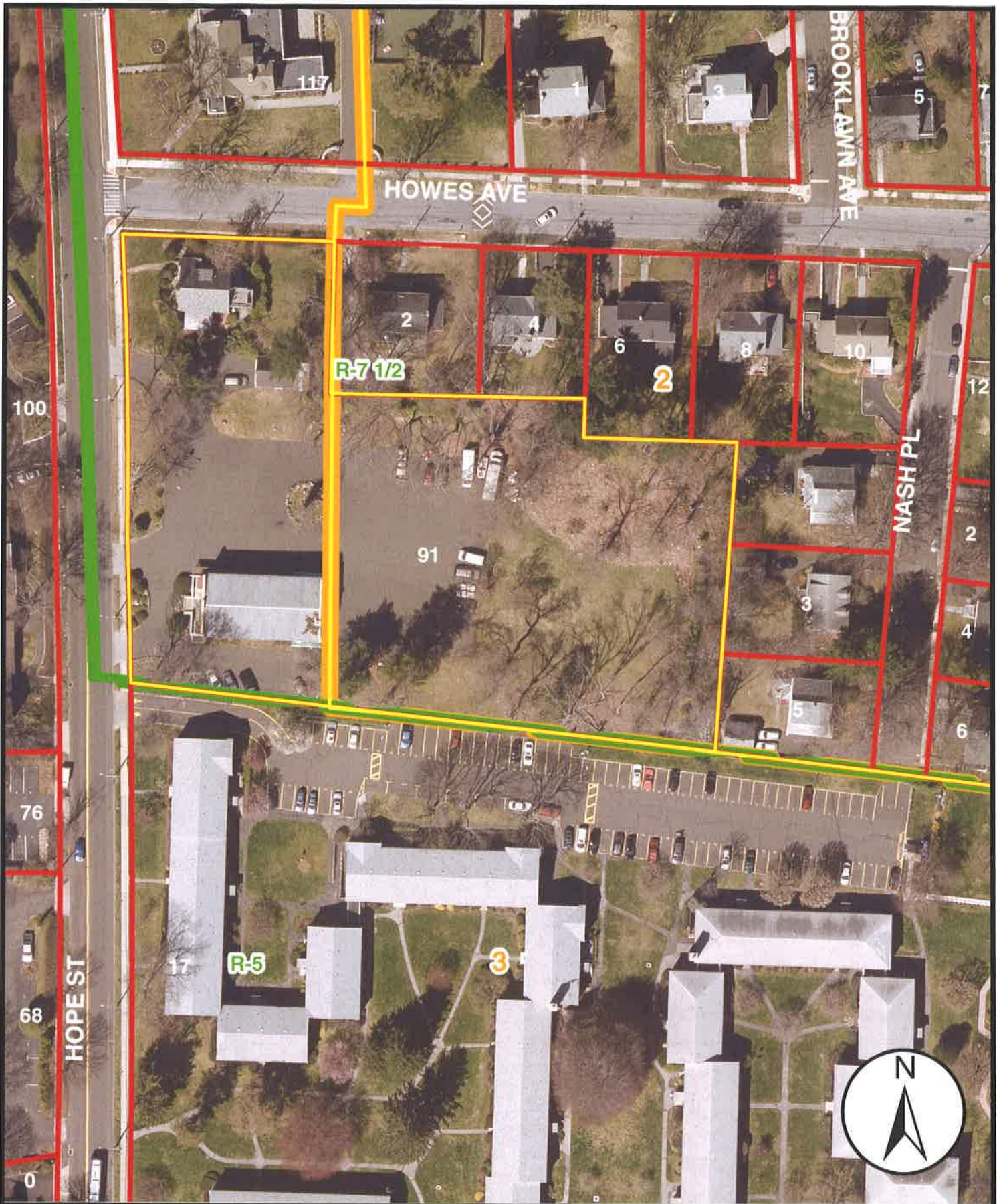
1 INCH = 120 FEET
SCALE



PROPOSED REVISION OF
STAMFORD MASTER PLAN
AT

91 HOPE STREET
STAMFORD, CONNECTICUT

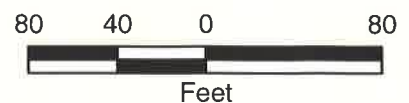
20XE_MASTERPLAN_8.5x11_0.DWG (GLT)



Master Plan Application #MP-442
91 Hope Street

Date: 6/7/2021

1 inch = 83 feet



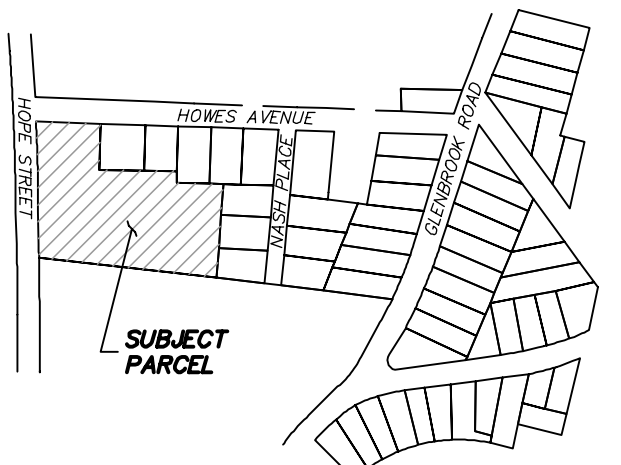
CONSTRUCTION NOTES

1. For existing conditions, topography and boundary information, were taken from a map entitled "Lot of Montserrat Church Stamford, Connecticut" prepared by Edward J. Frattaroli, Inc. dated March 14, 1995, revised through March 22, 1995.
2. The information given on this plan in respect to the location of subsurface structures and utilities indicates only that the structures exist and no responsibility is assumed by the engineer for the accuracy of the locations shown.

BLOCK No. 295

AREA = 2.331 ACRES

"RM-1" (ZONING) DISTRICT - PROPOSED



LOCATION MAP

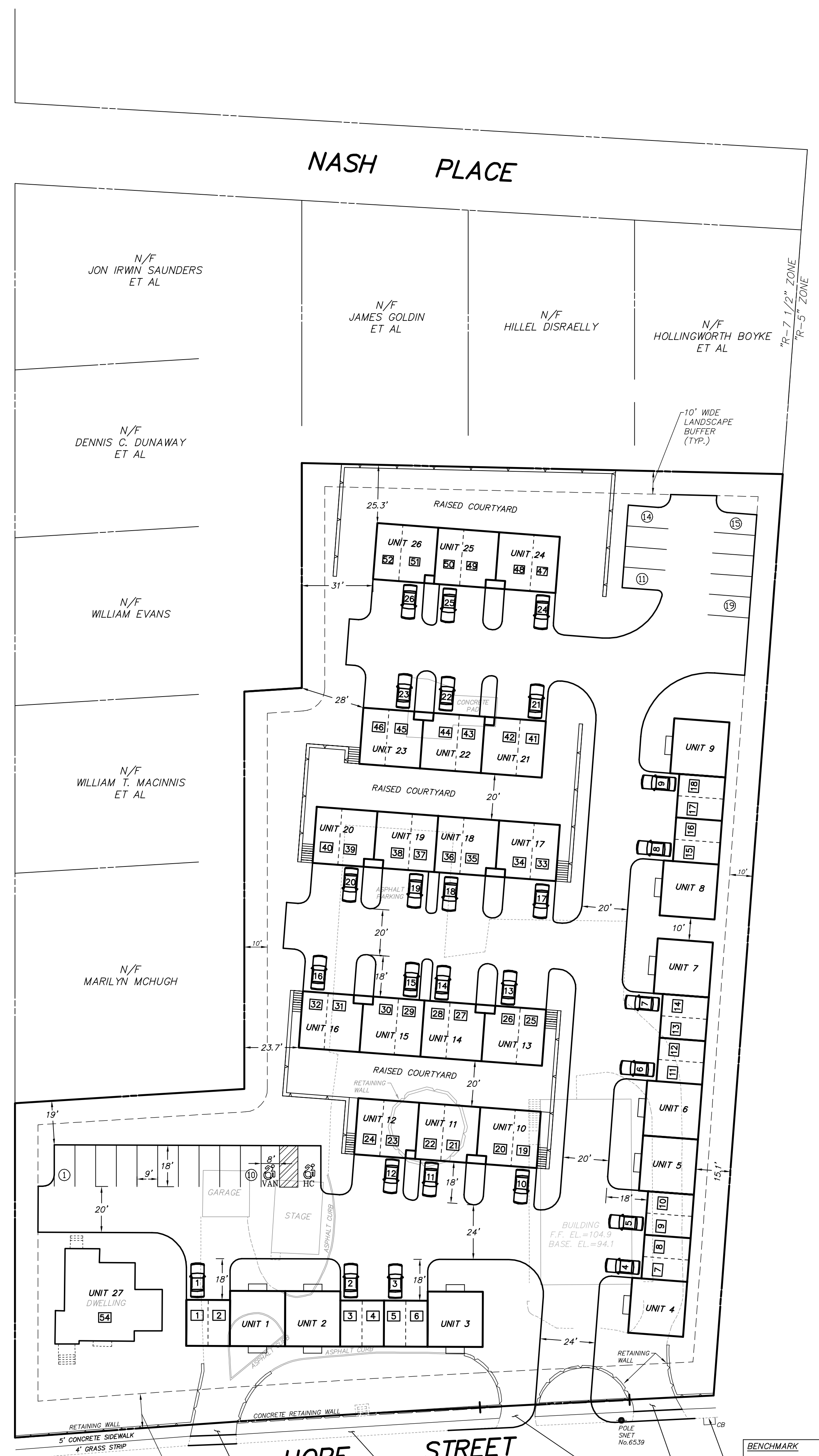
BOOKLAWN AVENUE

NASH PLACE

HOWES AVENUE

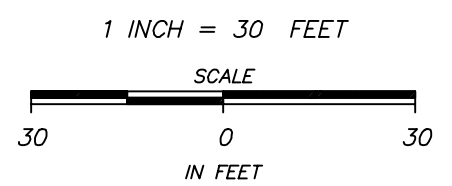
HOPE STREET

LINDEN HOUSE ASSOCIATION, INC.



LEGEND:

●	UTILITY POLE
—	PROPERTY LINE
□	GARAGE SPACE
□	TANDEM SPACE
○	UNCOVERED SPACE
♿	HANDICAPPED SPACE



BENCHMARK
C.B. GRATE
ELEV= 92.69
DATUM: CITY

D'ANDREA SURVEYING & ENGINEERING, PC
• LAND PLANNERS
• ENGINEERS
• SURVEYORS
P.O. BOX 549
RIVERSIDE, CT 06878
6 NEIL LANE
TEL. 637-1779

PROJECT	CONCEPTUAL "RM-1" DEVELOPMENT	
PREPARED FOR	RRIT, LLC	
LOCATION	91 HOPE STREET STAMFORD, CONNECTICUT	
1 OF 1	DEVELOPMENT SKETCH 6-16-23	

REV.	DATE	DESCRIPTION
0	6-16-23	PROPOSED BUILDINGS
LEONARD C. D'ANDREA, CT PE No. 14869		
6-16-23		ENGINEER

ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE ENGINEER'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.

MON/SEI_20X_E_DP_SKETCH_6-16-23.DWG (EWH)