



**CITY OF STAMFORD**  
**LAND USE BUREAU**  
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**STAFF REPORT**

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**TO:** CITY OF STAMFORD ZONING BOARD

**FROM:** Ralph Blessing, Land Use Bureau Chief

**SUBJECT:** **ZB #223-36 Special Permit pursuant to Section 7.3. (Historic Preservation), Addition to the Stamford Cultural Resources Inventory and Coastal Site Plan Review to facilitate the development of 18 Dwelling Units at 12-18 Taylor Street**

**DATE:** December 10, 2023

**MASTER PLAN:** Master Plan Category 4 (Residential - Medium Density Multifamily)

**ZONING:** R-MF (Residential Medium Density Multifamily District)

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**A. INTRODCUTION AND BACKGROUND**

**1. Introduction**

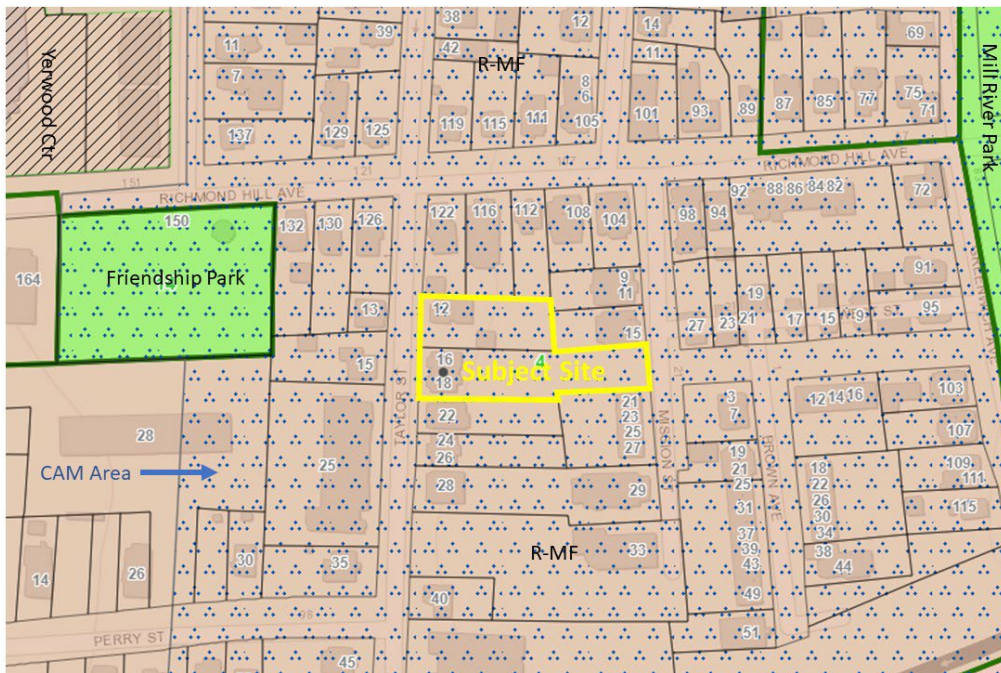
The Applicant, G&T Taylor Street LLC (Applicant), seeks approval for the addition of the properties located at 12 and 18 Taylor Street to the City of Stamford Cultural Resources Inventory, relief from certain zoning requirements and bonus density pursuant to Section 7.3. of the Zoning Regulations, and Coastal Site Plan Approval to facilitate the preservation of 5 and the new development of 13 additional Dwelling Units.

**2. Background**

The subject site is comprised of two lots and is located in Stamford's Westside neighborhood, located mid-block on a block bounded by Richmond Hill Ave to the north, Taylor Street to the west I-95 to the south and Mission Street to the east. 12 Taylor Street currently contains a two-family house. 18 Taylor Street currently contains a historic three-family house originally built in 1890. The majority of the site is currently vacant.

### 3. Site and Surroundings

The site is surrounded by a mix of one-, two- and small multifamily buildings 2-3 stories tall in Stamford's Westside neighborhood. Mill River Park is located one block to the east and Friendship Park and the Yerwood Center one block to the west. The site and the surrounding areas are located in an R-MF (Residential Medium Density Multi-Family) district and are within the Coastal Area.



**4. Proposed Project**

Applicant proposes to maintain the two buildings located at 12 (2 units) and 18 Taylor Street (3 units). The remainder of the site would be infilled with five new residential buildings, four of which would contain two units each and one containing five units, for a total of 18 units on site. Each unit would have a one-car garage and an additional 10 parking spaces would be provided on-site for a total of 23 spaces (1.27 spaces per unit) There would be one curb cut providing two-way access to the site on Taylor Street located between the two existing buildings. A secondary vehicular egress on Mission Street would be exit only. The remainder of the site would be landscaped.



**B. REQUESTED ACTIONS**

The applicant requests the Zoning Board to consider the following approvals:

Action requested	Description
Addition to the Cultural Resources Inventory, pursuant to Section 7.3.B.2.c.	Addition to the Cultural Resources Inventory is required to apply for additional density and relief from certain Zoning requirements and establishes requirements for historic preservation.
Special Permit pursuant to Section 7.3.C	Request for bonus density (18 units total instead of 16 permitted), reduction of parking, reduction of side yard setbacks and increased coverage.
Coastal Area Review	Site is located within the CAM area

## 1. Addition to the Cultural Resources Inventory

Applicant requests addition of the building located 18 Taylor Street to the Cultural Resources Inventory pursuant to Section 7.3.B.2.c. of the Zoning Regulations. Addition of a property to the CRI is required for qualifying for the special development standards for historic structures pursuant to Section 7.3.C. of the Regulations. The special development standards allow for additional density and relief from certain zoning requirements. Addition to the CRI requires the applicant to file a façade easement and maintain the historic façade of a building in perpetuity. In a letter dated July 11, 2023, Travis Brock Kennedy, Qualified Historic Preservation Expert for the applicant attests to the historic significance of the building.

## 2. Special Permits pursuant to Section 7.3.C.

Buildings listed on the Stamford Cultural Resources Inventory qualify for the Special Development Standards pursuant to Section 7.3.C. The applicant is requesting the following bonuses and relief from zoning requirements:

### a. Bonus Density

Applicant requests two bonus units for a total of 18 units instead of 16. Section 7.3.C.4.a(2)(b) permits the “lesser of the number of Dwelling Units [...] in the Historic Structure or twenty five percent (25%) of the Dwelling Units [...] permitted as-of-right” as bonus density. The number of units in the historic Structures is three. A quarter of the total permitted units would be four bonus units. Therefore, the site would qualify for an additional three bonus units. Applicant requests two bonus units.

### b. Relief from Building Coverage Requirements

Applicant also seeks relief from the Building Coverage requirements pursuant to Section 7.3.C.4.d. In the R-MF district, Building Coverage is limited to 35%. Applicant is requesting 37% Building Coverage. Section 7.3.C.4.d. allows for an increase in Building Coverage by up to 25%, i.e., in the R-MF district, the Zoning Board may permit Building Coverage of up to 43.75%

### c. Relief from Side Yard Requirements

In the R-MF district the minimum required side yard width is 8 feet. Both side yards combined must be at least 18 feet. Applicant proposes a combined side yard width of 11.18 feet. Section 7.3.C.4.b allows the reduction of the side yard requirement by up to 50%, or in this zoning districts to 4 feet for each side and 9 feet for both sides combined.

### d. Relief from Parking Requirements

The project site is located in Parking Category 2 where the Parking requirement for this type of development is 2 spaces per unit, pursuant to Section 12.D.2. Applicant proposes a total of 23 parking spaces, or 1.27 per unit. Section 7.3.B.3.a. permits the reduction of off-street parking to one space per unit in this specific location.



All other requirements of the underlying R-MF Zoning Districts would be met.

### **3. Coastal Site Plan Review**

The site is located in the CAM area, therefore approval of a Coastal Site Plan is required. The site is not located in a flood zone and is not adjacent to coastal waters.

## **C. REFERRAL COMMENTS**

### **1. Stamford Planning Board**

The Stamford Planning Board, during its regularly scheduled meeting held on Tuesday September 26, 2023, unanimously recommended approval of application 223-36 and found the request to be compatible with the neighborhood and consistent with Master Plan Category #4, Residential – Multifamily.

### **2. City of Stamford Engineering Bureau**

In letters dated September 22, 2023, and November 15, Susan Kisken, Coordinator of Site Plan Reviews and Inspections at the Engineering Bureau, submitted comments.

### **3. Environmental Protection Board**

Jaclyn Chapman, Environmental Analyst in a letter dated August 8, 2023, stated that EPB has no objections to the Zoning Board approving the proposed development and made comments to be addressed prior to the issuance of a Building Permit.

### **4. Traffic Transportation and Parking Bureau (TTP)**

In a letter dated July December 7, 2023, Frank Petise, Bureau Chief TTP, and Luke Bittenwieser Transportation Planner, provided comments and recommended certain conditions to be placed on the development.

### **5. DEEP**

In comments emailed on August 18, 2023, Karem Michaels, Environmental Analyst III CT DEEP Land and Water Resources Division, had no comments on the application and found it consistent with all applicable coastal policies.

### **6. Fire Marshall**

In an email dated September 14, 2023, Chad Armstrong, Assistant Fire Marshall, stated that he has no objections to the project.

## **7. HPAC**

In a letter dated September 13, 2023, David Woods, Chair of the Historic Preservation Advisory Commission, recommended approval of the project and submitted conditions for consideration by the Zoning Board to assure the historic integrity of 18 Taylor Street.

## **8. Harbor Management Commission**

In a letter dated September 26, 2023, Damian Ortelli, Chair of the Harbor Management Commission, found the application to be consistent with the Harbor Management Plan and stated that the project is expected to result in an improvement in water quality.

No further departmental comments were received.

## **D. DISCUSSION**

The proposed site would create much-needed housing on Stamford's Westside at different price points and a different typology from the areas where most development is currently taking place (Downtown and South End). The proposed project would help preserve the historic character of the Westside neighborhood. Staff notes that the density bonus and relief sought by the Applicant is below the maximum relief possible under the Zoning Regulations. Overall, the project strikes a balance between historic preservation and consistency with the Zoning Regulations.

## **E. STAFF RECOMMENDATION**

Staff recommend approval of application 223-36, subject to additional conditions.