

MAYOR
Caroline Simmons



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

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March 20, 2024

Ms. Theresa Dell, Chair, Planning Board
Land Use Bureau, City of Stamford
888 Washington Blvd.
Stamford, CT 06904

MAR 20 2024

PLANNING BOARD

RE: Application 224-15 – Family Centers Inc. & 986 Bedford Street, 986 Bedford Street, Stamford, CT – Special Permit, – Family Centers Inc is seeking a Special Permit approval pursuant to section 9.N.4 and 19.C to allow use of the building known as 986 Bedford Street as a “Public Charitable Institution”.

Dear Ms. Dell:

In accordance with Section C6-40-10 of the Charter of the City of Stamford, the above captioned Application for a Special Permit is hereby referred to the Planning Board of the City of Stamford for its advisory report.

A public hearing has not yet been scheduled. Referral comments should be filed with the Zoning Board Office by **April 24, 2024**.

If you have any questions, please feel free to contact me at (203) 977-4716.

Sincerely,


Vineeta Mathur
Principal Planner

March 15, 2024

1055 Washington Blvd.
4th Floor
Stamford, CT 06901

VIA HAND & ELECTRONIC DELIVERY

Mr. Ralph Blessing
Chief, Land Use Bureau
City of Stamford
888 Washington Boulevard
Stamford, CT 06901
RBlessing@StamfordCT.gov

Re: Special Permit Application
***Property:* 986 Bedford Street, Stamford, CT (Parcel IDs 003-8475, 003-8511, 004-0997)**
***Requesting Parties:* 986 Bedford LLC (Owner)**
Family Centers Inc. (Contract Purchaser)

Dear Mr. Blessing:

Our firm represents Family Centers Inc. (“Family Centers”), the Contract Purchaser of 986 Bedford Street, Stamford, Connecticut (“the Property”). We have been authorized by 986 Bedford LLC, the current owner of the Property, to file an application for Special Permit Approval to allow Family Centers to conduct its operations at the Property.

The Property is located in the Multi-family Residence Design District (R-MF) zone and Master Plan Category 4 (Residential – Medium Density Multifamily). The Property is 0.49± acres and improved with a three-over-one office building with surface parking and associated landscaping and site improvements. The building and site improvements have largely existed in present form since construction in the 1970’s. In the R-MF zone “Professional Offices” is an allowed use “as of right”. In other words, offices for doctors, dentists, lawyers, accountants, and similar professionals may be conducted without the need for any approval from any land use board. However, Family Centers is defined as a “Public Charitable Institution” and for it to conduct its business, it requires Special Permit Approval. The irony here is that the activities that Family Centers will undertake are essentially identical to those of a “Professional Office” use; nonetheless, a Special Permit appears to be required. That is the purpose of this application.

Please note that Family Centers proposes no changes to the exterior of the building, nor the grounds, parking facilities, landscaping, etc. In fact, very little changes will take place inside the building. Therefore, after consulting with you, we have only filed a Special Permit application related to the use and not a Site Plan application because the existing site plan will not change.

Notwithstanding the above, a little background on Family Centers may prove useful. The organization is a health, education and human services non-profit founded in Stamford in 1891. For many years it operated out of the area of Richmond Hill, but its offices were moved to its present location at 60 Palmers Hill Road in 1968 due to the urban renewal project downtown. The

organization has outgrown its facility at 60 Palmers Hill and the building at 986 Bedford Street will provide efficient space for future operations and is ideally located along stops for two (2) bus lines. This will add significant convenience and benefit to both staff and clients. Much of the space will be put to administrative use by Family Centers as much of its actual activity is outsourced to other facilities such as schools around the community. Some limited non-administrative activity related to medical healthcare administered by Advanced Practice Registered Nurses (APRN's), doctors, and similar professionals will also take place in the building. As noted above, these are the same activities which could take place were they not under the rubric of an organization considered a "Public Charitable Institution".

In sum, to facilitate its relocation, Family Centers requests Special Permit Approval from the Zoning Board.

Pursuant to section 19.D.3 of the Zoning Regulations, enclosed please find the following application materials:

- Letters of Authority from 986 Bedford LLC and Family Centers Inc.
- Application fees in the amount of \$1,460 (\$460 Special Permit application fee and \$1,000 Public Hearing fee)
- Twenty-one (21) copies of the following application forms and associated schedules:
 - Application for Special Permit Approval;
 - Schedule A – Project Narrative;
 - Schedule B – Statement of Findings;
 - Schedule C – Property Description;
 - Schedule D – Tax Map of the Property;
 - Schedule E – Zoning Map of the Property;
 - Schedule F – Stamford Master Plan Map of the Property;
 - Schedule G – Photocopies of Existing Elevations of the Property; and
 - Schedule H – Aerial Photograph of the Property.

We look forward to advice as to when the Zoning Board will consider this proposal. Should you have any questions please let me know. As always, thank you for your time and attention regarding this matter.

Sincerely,



William J. Hennessey, Jr.

Enclosures.

cc: V. Mathur, VMathur@StamfordCT.gov
Application Team

986 Bedford LLC

March 6, 2024

Mr. Ralph Blessing, Chief
Land Use Bureau
City of Stamford
888 Washington Boulevard
Stamford, CT 06901

RE: 986 Bedford Street, Stamford, CT
Letter of Authority – 986 Bedford LLC

Dear Mr. Blessing:

986 Bedford LLC is the owner of the property located at 986 Bedford Street, Stamford, Connecticut (the "Property"). I hereby authorize the attorneys of Carmody Torrance Sandak & Hennessey, LLP, with offices located at 1055 Washington Boulevard, Stamford, Connecticut 06901, to file the enclosed land use applications in connection with the Property on behalf of Family Centers Inc., which is the contract purchaser for the Property. Thank you for your acknowledgement of said authority.

Sincerely,

986 Bedford LLC



By: _____
Stephen P. McNamara
Manager
Duly Authorized

March 6, 2024

Mr. Ralph Blessing, Chief
Land Use Bureau
City of Stamford
888 Washington Boulevard
Stamford, CT 06901

RE: 986 Bedford Street, Stamford, CT
Letter of Authority – Family Centers Inc.

Dear Mr. Blessing:

Family Centers Inc. is the contract purchaser for the property located at 986 Bedford Street, Stamford, Connecticut (the "Property"). I hereby authorize the attorneys of Carmody Torrance Sandak & Hennessey, LLP, with offices located at 1055 Washington Boulevard, Stamford, Connecticut 06901, to act as agent for Family Centers Inc. in connection with the enclosed land use applications. Thank you for your acknowledgement of said authority.

Sincerely,

Family Centers Inc.

By: 

Robert M. Arnold, CEO

Duly Authorized



APPLICATION FOR SPECIAL PERMIT

Complete, notarize, and forward **thirteen (13) hard copies and (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filing fee (see **Fee Schedule below**), payable to the City of Stamford.

NOTE: Cost of required advertisements are payable by the Applicant and performance of required mailing to surrounding property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

Fee Schedule

Special Permit 20,000 sq. ft. or less	\$460.00
Special Permit more than 20,000 sq. ft.	\$460.00 + \$30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

APPLICANT NAME (S): Family Centers Inc. & 986 Bedford LLC

APPLICANT ADDRESS: c/o Agent: William J. Hennessey, Carmody Torrance Sandak & Hennessey LLP, 1055 Washington Blvd., Stamford, CT 06901

APPLICANT PHONE #: c/o Agent: William J. Hennessey, Carmody Torrance Sandak & Hennessey LLP, 203-425-4200

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 986 Bedford Street (Parcel IDs 003-8475, 003-8511, 004-0997)

ADDRESS OF SUBJECT PROPERTY: 986 Bedford Street, Stamford, Connecticut 06905

PRESENT ZONING DISTRICT: R-MF (Multi-family Residence Design District)

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: N/A

REQUESTED SPECIAL PERMIT: (Attach written statement describing request)

Family Centers Inc. seeks to use the property as a Public Charitable Institution, consistent with the Special Permit uses allowed in the R-MF zone under Section 9.N.4 of the Zoning Regulations.

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)

See Schedule C

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:

NAME & ADDRESS

LOCATION

986 Bedford LLC
986 Bedford Street
Stamford, CT 06905

986 Bedford Street, Stamford, CT 06905

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 Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).

DOES THE PROJECT RESULT IN THE CREATION OF 10 OR MORE UNITS OR 10,000 SF OR MORE IN FLOOR AREA OR DISTURBANCE OF 20,000 SF OR MORE IN LAND AREA, THROUGH NEW DEVELOPMENT, RECONSTRUCTION, ENLARGEMENT OR SUBSTANTIAL ALTERATIONS? No (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).



DATED AT STAMFORD, CONNECTICUT, THIS 15th DAY OF March 20 24

SIGNED: [Signature]

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

STATE OF CONNECTICUT ss STAMFORD March 15, 20 24
COUNTY OF FAIRFIELD

Personally appeared William Hennessey, signer of the foregoing application, who made oath to the truth of the contents thereof before me.

Daniel Conant

Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. #: _____ Received in the office of the Zoning Board: Date: _____

By: _____

Revised 09/02/2020

Schedule A – Project Narrative

Family Centers Inc. (“Family Centers”) and 986 Bedford LLC (collectively, the “Applicants”) request Special Permit approval to allow a Public and Charitable Institution to use 986 Bedford Street, Stamford, Connecticut (the “Property”). Family Centers is considered a Public Charitable Institution¹ under Section 5 of the Zoning Regulations of Stamford.

I. The Applicants

Family Centers is a health, education and human services organization founded in Stamford in 1891. Its offices moved in 1968 during urban renewal from the downtown to its present location at 60 Palmers Hill Road.

For several years, Family Centers has been looking to move back downtown to provide better access to its client population. It also has a need to increase its space to meet a growing demand for services. The office building at 986 Bedford Street is twice as large as its building at 60 Palmers Hill Road and has the added benefit of stops for two (2) bus lines directly across the street.

Family Centers intends to use 986 Bedford Street to provide office space for its professional staff and a number of its programs.

II. The Property & Existing Uses

The Property is 0.49± acres and located in the Multi-family Residence Design District (R-MF) zone and Master Plan Category 4 (Residential – Medium Density Multifamily). It is generally bounded by Bedford Street to the east and Hoyt Street to the south and is in an area developed with a mix of commercial, residential, and institutional uses. The Property is improved with a three-over-one office building with ground level parking and surface parking area. Since its construction in 1970, the building has been used for “Professional Offices” and occupied by multiple tenants. The current use is classified as “Professional Offices” and is allowed “as of right” in the R-MF Zone. Even though Family Centers will use the building for essentially the same function as defined by “Professional Offices”, it is classified as a “Public Charitable Institution” which requires Special Permit approval. The sole purpose of this application is to allow Family Centers to use the existing building for its functions.

III. Description of Proposed Development

Family Centers does not propose any new development or changes to the Property.

¹ Within the Zoning Regulations the terms “Public Charitable Institutions”, “Public and Charitable Institutions”, “Public or Charitable Institutions”, and “Public Charitable Agency” are used interchangeably. In this material, we refer to the use as “Public Charitable Institutions”.

IV. Requested Approvals

To facilitate this proposal, the Applicants request Special Permit approval pursuant to sections 9.N.4 and 19.C of the Zoning Regulations to allow use of the building as a “Public Charitable Institution”.

V. Conclusion

Approving the Special Permit will allow Family Centers, a treasured Stamford nonprofit which provides vital services to the community, to relocate, grow, and better serve those in need. In doing so the Property will be used for essentially the same use as it has been put to since its development in the 1970’s; “Professional Offices”.

Schedule B – Statement of Findings

The Applicants submit that the proposal is consistent with the Special Permit standards (Section 19.C.2.) of the Zoning Regulations as follows:

a. Special Permit Standards

Special Permits shall be granted by the reviewing board only upon a finding that the proposed use or Structure or the proposed extension or alteration of an existing use or Structure is in accord with the public convenience and welfare after taking into account, where appropriate:

- (1) the location and nature of the proposed site including its size and configuration, the proposed size, scale and arrangement of Structures, drives and Parking Areas and the proximity of existing dwellings and other Structures.*

The Property and its improvements have existed in harmony with the area for over fifty (50) years. No changes are proposed.

- (2) the nature and intensity of the proposed use in relation to its site and the surrounding area. Operations in connection with Special Permit uses shall not be injurious to the neighborhood, shall be in harmony with the general purpose and intent of these Regulations, and shall not be more objectionable to nearby properties by reason of noise, fumes, vibration, artificial lighting or other potential disturbances to the health, safety or peaceful enjoyment of property than the public necessity demands.*

The proposed use of the property will not be injurious to the surrounding neighborhood. The proposed use is less intense than other Special Permit uses permitted in the R-MF zone, such as Hospital Complexes, and it is anticipated that the sole occupancy of the building by Family Centers will be an equal or less intense use as the previous Professional Office tenants. The proposed activities on the Property will not cause disturbances to nearby properties.

- (3) the resulting traffic patterns, the adequacy of existing Streets to accommodate the traffic associated with the proposed use, the adequacy of proposed off-street parking and loading, and the extent to which proposed driveways may cause a safety hazard, or traffic nuisance.*

The Property has sufficient parking and loading spaces for the proposed use and the existing access drives have been approved by the City of Stamford and in place for nearly half a century.

(4) the nature of the surrounding area and the extent to which the proposed use or feature might impair its present and future Development.

The proposed use will not impair the present or future development potential of the Property or surrounding area. The proposed Public Charitable Institutional use is harmonious with other uses in the surrounding area, which include other commercial and institutional uses. Moreover, the area is currently fully developed.

(5) the Master Plan of the City of Stamford and all statements of the purpose and intent of these regulations.

The proposed use is consistent with the goals and policies of the Master Plan and the purpose and intent of the R-MF regulations. The Property is in Master Plan Category 4 (Residential – Medium Density Multifamily), which is intended for “areas characterized by a mixture of [residential developments] and such other uses (e.g., schools, houses of worship, clubs, hospitals and institutions) as may be permitted by Special Exception being in general harmony with and supportive of such multifamily neighborhoods.”² The proposed use of the Property would further this goal by permitting a Public Charitable Institution to offer its services to Stamford residents in a centrally-located and densely populated area. The proposed use is allowed by Special Permit in the R-MF zone, which accommodates a wide variety of residential, commercial, and institutional uses. Moreover, Family Centers seeks to occupy vacant office space in an area that has seen an increase in vacancy since the COVID-19 pandemic.

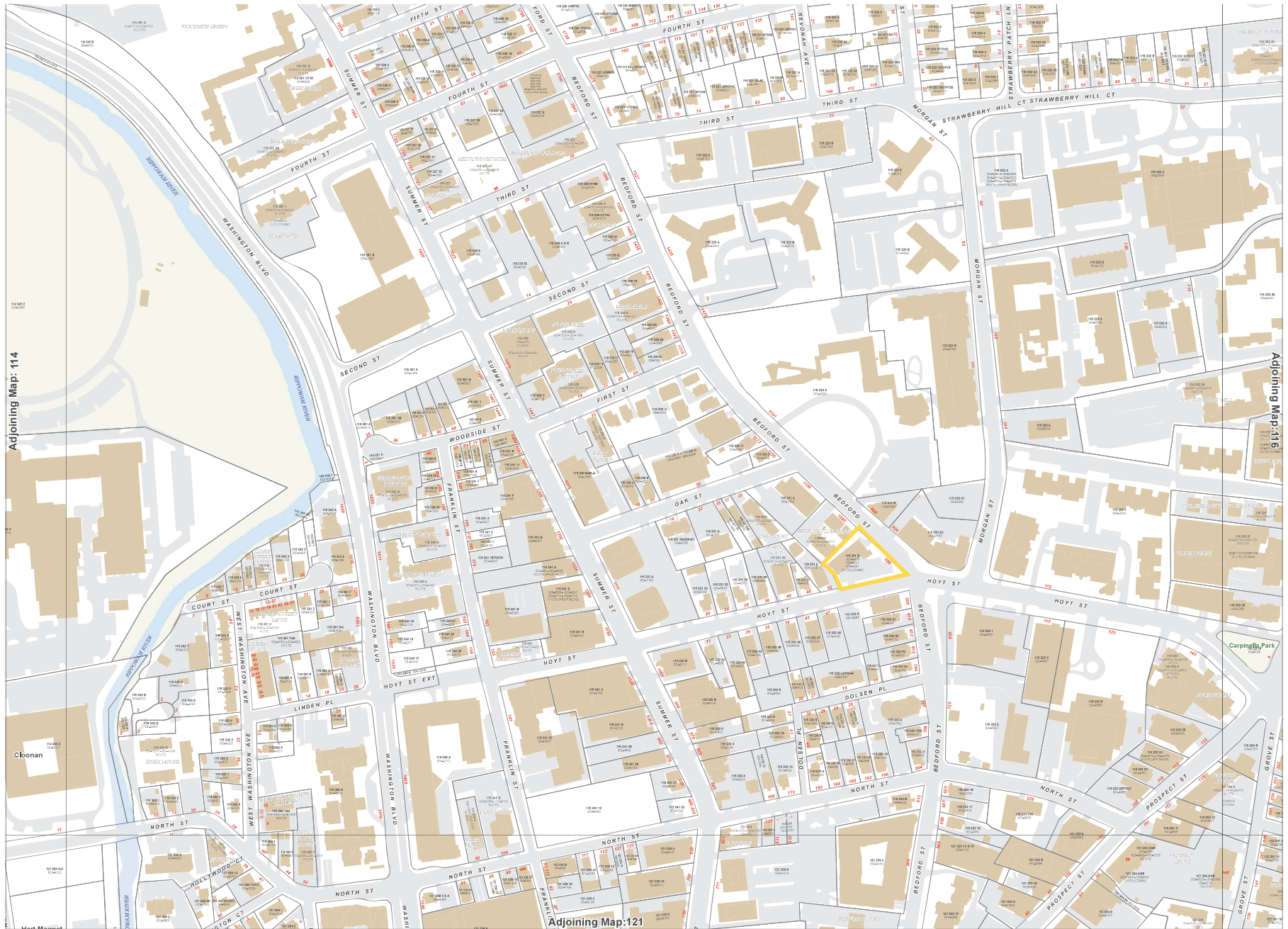
² STAMFORD MASTER PLAN 2015-2025, at 193 (Dec. 16, 2014).

LEGAL DESCRIPTION

All that certain piece or parcel of real property located in the City of Stamford, County of Fairfield, and State of Connecticut, being the part of a condominium declared by Declaration of Condominium (Declaration) on May 5, 1986 and recorded in Book 2761 at Page 230 of the Stamford Land Records as amended, known, designated, and identified as UNIT NUMBERS 1A, 1 B and 2 "986 Bedford Street Condominium" together with its allocated interest in the Common Elements of said condominium, its Limited Common Elements, and all appurtenances thereto as more fully set forth and described in said Declaration. Said unit is a part of premises shown and designated on a certain map entitled "Unit Numbering Plan of Property of I.T.D. Group, Inc. Prepared for 986 Bedford Street Condominium, Stamford, Connecticut", certified substantially correct by Richard E. Frattaroli for Edward J. Frattaroli & Co., Surveyors, Stamford, Connecticut, July 10, 1985, which map is on file in the office of the Town Clerk's Office of said Stamford as Map No. 11585.

TOGETHER with all the benefits, rights and privileges and subject to all of the burdens, restrictions, terms, conditions, covenants, agreements, obligations, easements and other provisions set forth or referred to in the Declaration of Condominium, as they may be amended or supplemented from time to time.

Schedule D - Tax Map



Map: 115

This map is for informational purposes only. All information is subject to verification by user. The map is not intended to represent any warranty. The City of Stamford assumes no legal responsibility for the information contained herein.

This map is not to be used for property boundary descriptions, assessments, or determination of legal title. Property descriptions must be obtained from surveys or deeds. The City of Stamford does not have original survey records, including owner records, for maps, surveys, and deeds. The map steps are not a substitute for survey or deed information.

For more information contact the City of Stamford's Assessor's Office.

This map is formatted for 42" x 34" paper size only. Printing this map on smaller paper will result in the map being scaled to fit the page.

Map Produced May 2023

City of Stamford, Connecticut

Assessment Parcel Map

Parcel data current as of October 2022.

Assessment Data displayed on this map as of October 2022 grid line.

Building and Paved Roads based on aerial flight from Spring 2016.

Horizontal Datum: Connecticut State Plan Coordinates, North American Datum of 1983 (NAD83 Feet).

111 216 84 Map Block Lot

13 Address

003-4569 Parcel Id

Parcels

City Boundaries

Water Bodies

Streams and Rivers

Paved Roads

Buildings

Parks

Railroad

115 116 117

114 115 116

113 114 115

112 113 114

111 112 113

110 111 112

109 110 111

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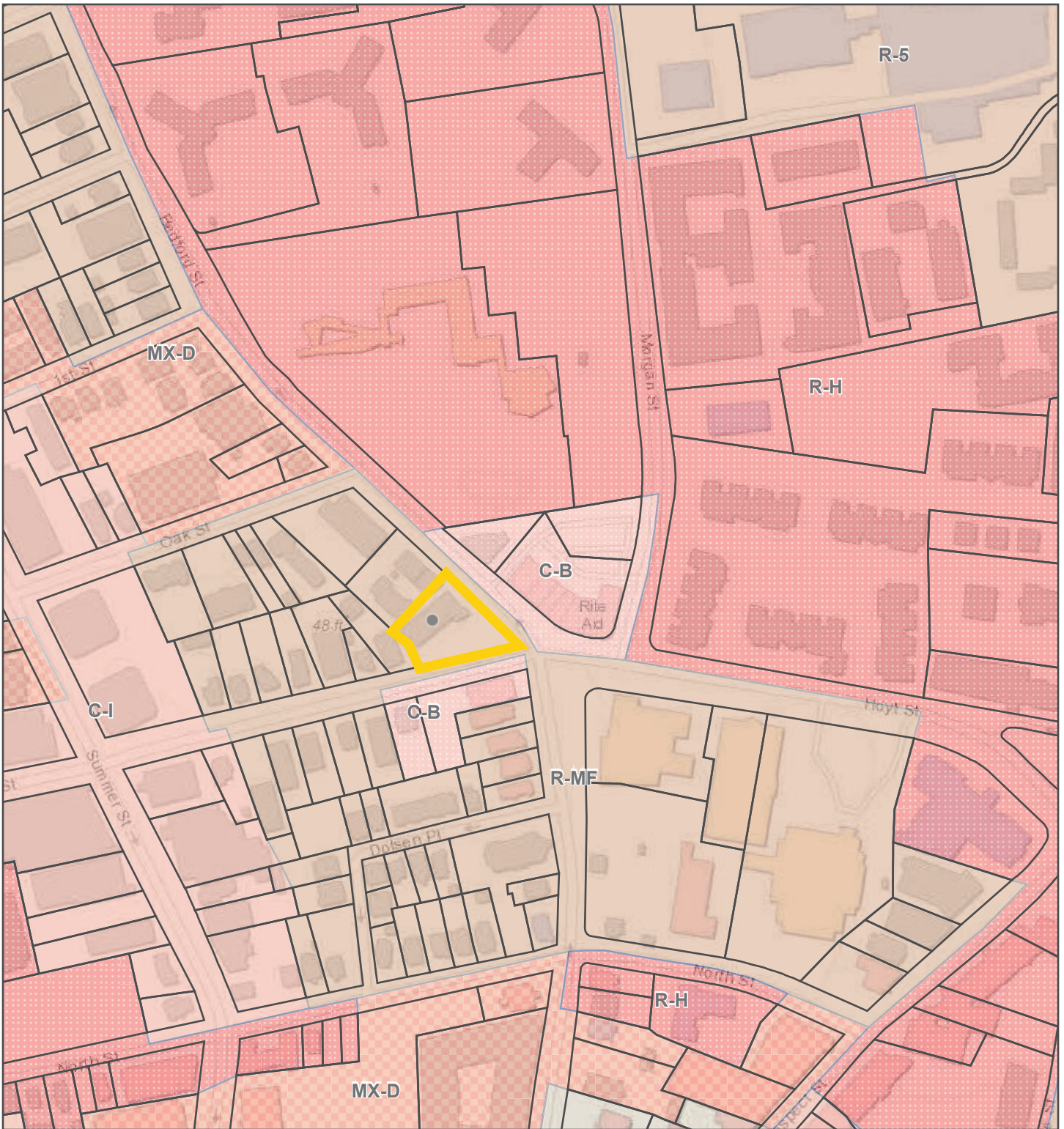
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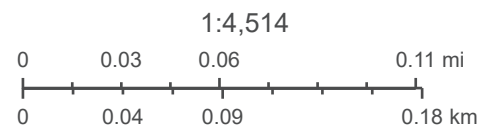
115

Schedule E - Zoning Map



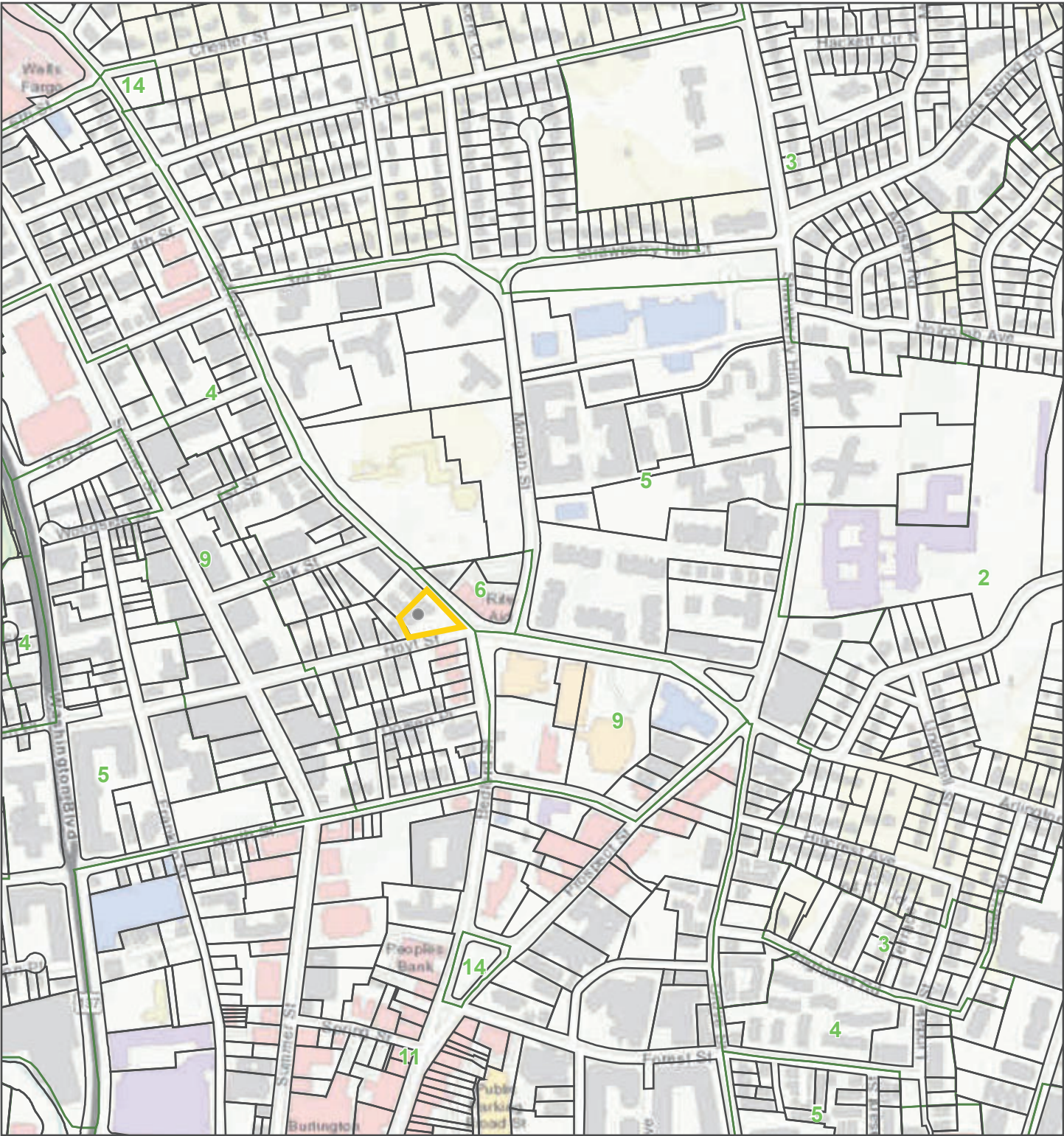
3/7/2024, 6:09:50 PM

	Parcel		R-HD Residential High Density District
	Zoning		MX-D Mixed Use Development
	R-5 Multiple Family Medium Density Design		C-N Neighborhood Business
	R-MF Multiple Family Residence Design		C-B Community Business
	R-H Multiple Family High Density Design		C-I Intermediate Commercial



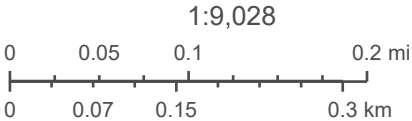
County of Westchester, UConn/CTDEEP, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Schedule F - Stamford Master Plan Map



3/4/2024, 12:00:05 PM

- Parcel
- Master Plan



County of Westchester, UConn/CTDEEP, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

3.15.24

Schedule G – Existing Elevations



Google Earth Imagery, Dated 2024
986 Bedford Street, Stamford, and Neighboring Properties

{S7554885}







Legend

Town Boundary



- State Boundary
- Town Boundary
- Coastline

CT Parcels (2023)

Geographic Names7








Geographic Place 3

Airport

-  Airport
-  Heliport

+ Railroad

Streets

-  Interstate Highway
-  US Highway
-  State Highway
-  Primary limited-access
-  Ramp
-  Street
-  Ferry crossing

County Line

- State Boundary
- County Boundary
- Coastline

County Name

Town Line

- State Boundary

Notes

0.1 0 0.07 0.1 Miles