

*Joseph J. Capalbo, II*

ATTORNEY AND COUNSELOR AT LAW

1100 SUMMER STREET

STAMFORD, CONNECTICUT 06905

TEL: (203) 324-8882 • FAX: (203) 348-5600 • EMAIL: JJCLAW@CSHORE.COM

May 11, 2023

Zoning Board  
City of Stamford  
888 Washington Boulevard  
Stamford, CT 06901

Attention: Vineeta Mathur

**RE: APPLICATION FOR A CHANGE IN ZONING MAP**  
**91 HOPE STREET, STAMFORD, CONNECTICUT**

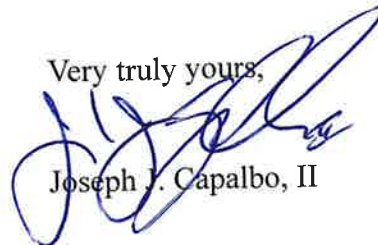
Dear Ms. Mathur:

In connection with the above-referenced application for a change to the Zone Map of the City of Stamford, enclosed please find thirteen (13) copies of each of the following:

- Application for Change in the Zoning Map
- Legal Description
- Project Description in Narrative Form
- Map providing area of existing Zoning Designation and proposed change
- Zoning Map Chart
- Photographs (1 copy)
- Check payable to the City of Stamford in the full amount of \$1,000.00 representing the public hearing fee
- Check payable to the City of Stamford in the full amount of \$5,060.00 representing the application filing fee

Should you have any questions, please feel free to contact me. Otherwise, please set this down for a hearing on the first available agenda.

Very truly yours,



Joseph J. Capalbo, II

JJC/cs  
Enclosures



**APPLICATION FOR CHANGE IN THE ZONING MAP OF STAMFORD, CONNECTICUT**

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 Public Hearing advertisements are payable by the Applicant and performance of mailing of required 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**

Map Change (Affected Area of 1 Acre or Less)	\$1,060.00
Map Change (Affected Area of greater than 1 Acre)	\$1,060.00 + \$2,000 per acre or portion thereof in excess of 1 acre

APPLICANT NAME (S): Joseph J. Capalbo, II

APPLICANT ADDRESS: 1100 Summer Street, Stamford, CT 06905

APPLICANT PHONE #: (203) 324-8882

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

PRESENT ZONING DISTRICT: R 7-1/2 PROPOSED ZONING DISTRICT: RM-1

LOCATION OF PROPOSED CHANGE: (Give boundaries of each parcel in proposed change and indicate dimensions from nearest intersecting street. Also include Assessor's Card number and Town Clerk's Block number, and square footage of land. Attach twelve (12) copies of map showing area proposed for change.)

Assessor's Card No. 002-6785; Block No. 295

Square footage of land ± 101,495; corner lot of Howes Avenue

Boundaries attached

LIST NAME AND ADDRESS OF THE OWNERS OF ALL LAND INCLUDED WITHIN THE PROPOSED CHANGE:

<u>NAME &amp; ADDRESS</u>	<u>LOCATION</u>
Bridgeport RC Diocesan Corp. 91 Hope Street Stamford, CT 06906	91 Hope Street

ARE THERE DEED RESTRICTIONS THAT CONFLICT WITH THE PROPOSED ZONE DISTRICT FOR THIS PROPERTY?  
No.

IF YES, LIST REFERENCE TO TOWN CLERK BOOK & PAGE #: \_\_\_\_\_

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).



DATED AT STAMFORD, CONNECTICUT, THIS 10th DAY OF May 2023

SIGNED: \_\_\_\_\_

**NOTE: The 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 the application, this must be done in writing, and be received by the Zoning Board at least three (3) working days prior to public hearing in order to provide sufficient time to publicize the withdrawal. Applications withdrawn less than three (3) days prior to a schedule hearing date will not be rescheduled within 90 days.**

STATE OF CONNECTICUT ss STAMFORD May 10 2023

COUNTY OF FAIRFIELD

Personally appeared Joseph J. Cupa, II signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

\_\_\_\_\_  
 Notary Public - Commissioner of the Superior Court

**FOR OFFICE USE ONLY**

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

By: \_\_\_\_\_

Revised 04/30/20

## LEGAL DESCRIPTION

All those certain pieces, parcels or tracts of land, with the buildings thereon, situated in the City of Stamford, Cuntly of Fairfield and State of Connecticut and bounded and described as follows:

**TRACT 1:** Shown and delineated as "Plot A" on a certain map entitled, "Map Showing Subdivision of Property of Stanley Dejewski, Stamford, Conn.," certified "Substantially Correct" William M. Walsh, Surveyor, Stamford, Conn., August 23, 1950, which map is on file in the Office of the Town Clerk of the said City of Stamford and there numbered 4067.

**TRACT 2:** Shown and delineated as "Plot B to be Conveyed to Joseph S. Dejewski et ux." on a certain map entitled, "Map Showing Subdivision of Property of Stanley Dejewski, Stamford, Conn." Stamford, Conn., August 23, 1950, which map is on file in the office of the Town Clerk of the said City of Stamford and there numbered 4067.

**TRACT 3:** Known and designated as Lot No. 58 on a certain map entitled, "Revised Map of Homestead Heights, Stamford, Conn., Property of the Vick Realty Co.," which map is on file in the Office of the City and Town Clerk of the said City of Stamford and there numbered 1189. Said premises are bounded NORTHERLY 150 feet, more or less, by Howes Avenue; EASTERLY 75 feet, more or less, by land now or formerly of Ann D. Plotkin; SOUTHERLY 150.07 feet, more or less, by other land of The Stamford Gospel Tabernacle Incorporated; and WESTERLY 75.01 feet, more or less, by Hope Street.



R-7½ DISTRICT

R-5 DISTRICT

HOPE STREET

HOWES AVENUE

NASH PLACE

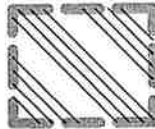
GLENBROOK ROAD

AREA OF  
"R-7½" ZONING DISTRICT  
TO BE CHANGED TO  
"RM-1" ZONING DISTRICT  
(2.58± ACRES)

PRESENT  
"R-7½" (ZONING) DISTRICT  
(TO REMAIN)

PRESENT  
"R-5" (ZONING) DISTRICT  
(TO REMAIN)

AREA TO BE CHANGED FROM  
"R-7½" ZONING DISTRICT  
"RM-1" ZONING DISTRICT



R-7½ DISTRICT  
R-5 DISTRICT

MAY 9, 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  
ZONING DISTRICTS  
AT  
91 HOPE STREET  
STAMFORD, CONNECTICUT**

20X6\_ZONECHANGE\_8.5x11\_1.DWG (GLT)

**NARRATIVE  
ZONING 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. The Premises is currently zoned R-7½. The most recent occupant of the site was the Haitian American Catholic Center.

The areas to the immediate south and west of the Premises are zoned R-5. The areas immediately east and northeast are zoned R-7½. 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.

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-7½ development along Howes Avenue, and Nash Place and the higher-density condominiums within the immediate area constructed in accordance with R-5 multi-family standards. The developer will propose conceptual plans to include town house type development with garage parking for 28 to 34 units. Appropriate buffer zones shall be proposed to protect the integrity of the surrounding area. The specific number of units and proposed layout, currently in development, will be provided.

**APPLICATION FOR ZONING MAP CHANGE**

**91 HOPE STREET**

**PAGE 2**

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. The proposed RM-1 zone provides an appropriate transition between the single family character to the east and the multi-family more intensive development to the south and west.

For the foregoing reasons, the proposal to amend the Zoning Map to reflect that this entire parcel be located in the RM-1 zone is most consistent with the goals, policies and objectives of the Master Plan, and results in sound residential planning.





**91 HOPE STREET  
MAP CHANGE APPLICATION  
ZONING CHART**

	<b>Min. Area</b>	<b>Frontage</b>	<b>SF Family</b>	<b>Stories Feet</b>	<b>% Lot</b>	<b>Front St / St Line /Center</b>	<b>Sides One / Both</b>	<b>Rear</b>
<b>R 7-1/2</b>	<b>7500</b>	<b>60</b>	<b>7500</b>	<b>2-1/2, 30</b>	<b>25</b>	<b>30 / 55</b>	<b>6 / 12</b>	<b>30</b>
<b>RM-1</b>	<b>5000</b>	<b>50</b>	<b>3750</b>	<b>2-1/2, 30**</b>	<b>25**</b>	<b>25 / 50</b>	<b>10 / 20**</b>	<b>30**</b>

\*\*In the RM-1 District the maximum building area percentage may be increased to 27 percent if a one-car enclosed garage is provided for each unit or increased to 32 percent if a two-car enclosed garage is provided for each unit. These percentages of coverage apply to both an interior and a corner lot. Alternatively, on lots of two (2) acres or more where building area does not exceed 25% of the site, the Zoning Board may authorize an additional half-story and up to an additional ten feet (10') in building height where the minimum setback of said *Building(s)* from all side lot lines is increased an additional one foot (1') of height over thirty feet (30'). Where the Zoning Board grants such additional height and/or story, it shall require a significant amount of required parking be located in enclosed garages (up to 80%) and may also require up to an additional 10' setback from side and rear lot lines where a determination is made that the proximity to adjacent homes, available areas for landscaping, and/or site topography warrant such additional requirements.