

**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 (002-6785) 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, Block Number 295. 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 initially intended to support the existing structures and uses. The Premises is currently unoccupied and in the beginning stages of disrepair. The most recent occupant of the site was the Haitian American Catholic Center. Prior to that it appears the Premises had been used as a place of worship.

Presently the Premises is bifurcated in terms of its Master Plan designation. The portion 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.

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. 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. Immediately adjacent and to the north and east are predominately single-family dwellings in the R-7 ½ zone as Master Plan Category 2 would indicate. The areas to the south and west of the Premises, in the areas designated by Category 3, are developed to higher density standards which includes the abutting complex known as Linden House Condominiums, which is a

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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. South of the Premises along Hope Street and Glenbrook Road were developed in accordance with R-5 and R-H standards providing a significantly higher density of development.

The objective of the immediate application is to amend the Master Plan map to consolidate the entire Premises into one master plan category, that is Category 3, Residential Low Density-Multifamily. If successful, the applicant will apply to the Zoning Board for a change in the zone map from R-7 ½ to RM-1. In conjunction with the filing of the Application for the Zone Map Change, the applicant will file an Application For Site Plan Approval intended to develop the Premises with a town house type of development. The RM-1 zone permits one unit for each 3750 square feet of area and limits the height in most instances to 2 ½ stories but never more than 3.

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. An illustrative site plan has been submitted for reference which demonstrates a proposed development for thirty (30) units. The density requirements for the RM-1 zone would permit approximately twenty-eight (28) units on this site. Presently the applicant intends to apply for site plan approval in accordance with the existing density requirements. In the event the applicant decides to request additional units than that permitted by right, an additional application for a Special Permit will be filed with the Zoning Board in accordance with Section 9.L.8 of the Stamford Zoning Regulations. The individual units are intended to be offered for sale pursuant to a condominium form of ownership.

The proposed development will address and fulfill the policies and strategies detailed in the City of Stamford Master Plan for the Belltown, Glenbrook, and Springdale Neighborhood. Specifically the proposed development will:

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- Provide higher density and pedestrian friendly development in proximity to Glenbrook center and along the Hope Street and Glenbrook Road corridors. (BGS1.1)
- Provide a smaller development project of residential uses that relates well in scale and design to the surrounding residential areas. (BGS1.2)
- Improve the streetscape enhancements and sidewalk improvements as and where necessary. (BGS1.3)
- Hinder the ability and possibility for institutional development of the Premises thereby preserving and protecting the neighborhood character and quality of life. (BGS3.1)

The proposed development implements 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.

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 developed to the R-5 and R-H density standards. The developer has provided conceptual plans to illustrate the proposed town house type development with garage parking. Appropriate buffer zones and detailed landscape plans shall be proposed to protect the integrity of the surrounding neighborhood areas.

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. Approval by the Planning Board will also address the error to the current Master Plan Map by eliminating a master plan boundary through the middle of an individual parcel.

For all of the foregoing 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.