

Schedule D
R-5 Zoning Data Chart

Project Name:

31 Maple Tree Avenue

Application number:

Address: 31 Maple Tree

Avenue, Stamford, CT

Zoning District(s): R-5 Zone

| Zoning Section | | Required/ Permitted | Existing Conditions | Proposed | Notes (Indicate compliance or Zoning Section for Special Permit if applicable) |
|----------------|---------------------------------------------------------|--------------------------------------------------------------------------------|----------------------------|-------------------------------------|--------------------------------------------------------------------------------------------|
| | Lot Size | R-5: 9,000 sf | 14,125 sf | No Change | Complies |
| | Gross Floor Area | N/A | 1,798 sf | 9,046 sf | |
| | Zoning Floor Area | | | | |
| | Residential | N/A | 1,798 sf | 9,046 sf | |
| | Commercial | N/A | 0 | 0 | |
| | Community Facility | N/A | 0 | 0 | |
| | Parking Levels | N/A | 0 | 1,752 sf | |
| | Total | | | | |
| | F.A.R. | N/A | N/A | N/A | |
| | Residential | N/A | N/A | N/A | |
| | Commercial | N/A | 0 | 0 | |
| | Community Facility | N/A | 0 | 0 | |
| | Industrial | N/A | 0 | 0 | |
| | Total | N/A | N/A | N/A | |
| | Number of units | 4 residences by right; 6 permitted per § 8.C.4.a.2.a. | 1 family home | 6 residences | Special Permit requested pursuant to § 8.C.4.a.2.a. |
| | Below Market Rate Units (# and %) | 0 | 0 | 0 | Complies |
| | Number of seats/ beds / employees if Applicable | N/A | N/A | N/A | |
| | Density(Units/Acre) | 3,000 sf per family by right; 2,354 sf per family permitted per § 8.C.4.a.2.a. | 1 family home on 14,125 sf | 6 residences at 2,354 sf per family | Special Permit requested pursuant to § 8.C.4.a.2.a. |
| | Street Frontage | 60' | 55' | No Change | Legal nonconformity |
| | Building Coverage (Area and %) | 30% / 4,238 sf | 6.2% / 882 sf | 26.7% / (3,770 sf) | Complies |
| | Lot coverage (Area and %) | N/A | N/A | N/A | |
| | Building Height (Feet) | 40' | 27'-11.5" | 33'-3" | Complies |
| | Number of floors | 3 stories 4 stories permitted per § 8.C.4.c.(2) | 2 stories | 4 stories | Special Permit requested pursuant to § 8.C.4.c.(2) |
| | Active ground floor (sq.ft. and %) if Applicable | N/A | N/A | N/A | |
| | Yards | | | | |
| | Front yard | 20' to street line 45' to street center | > 20' > 45' | No change | Complies |
| | Rear yard | 30'; 15' permitted per § 8.C.4.b.(1) | 30' | 24.3' | Special Permit requested pursuant to § 8.C.4.b.(1) |
| | Side yard | 6' + 6" for each | 15' | 10' | Special Permit |

| | | | | | |
|--|-----------------------------------------------|------------------------------------------------------------------------------------------------------------------|----------|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | foot of length of an individual building over 45', not to exceed 15'; 7.5' permitted per § 8.C.4.b.(1) | | | requested pursuant to § 8.C.4.b.(1) |
| | Parking | | | | |
| | Residential parking | 2 spaces per unit and one guest space per 4 units; 1 space per unit and no guest spaces permitted per § 8.C.3.a. | Complies | 12 parking spaces | Special Permit requested pursuant to § 8.C.3.a. to permit one space per residence |
| | Commercial parking | N/A | N/A | N/A | |
| | Community Facility parking | N/A | N/A | N/A | |
| | Industrial parking | N/A | N/A | N/A | |
| | Public open space parking | N/A | N/A | N/A | |
| | Bike parking | 0 if fewer than 10 units | 0 | 0 | Complies |
| | # of levels of parking garage (if applicable) | N/A | N/A | N/A | |
| | Square footage of parking area | N/A | N/A | N/A | |
| | Parking setback | 5' | 3.1' | 1.8' | All parking areas are at least 5' from property lines, but Special Permit is requested pursuant to § 8.C.3.c. to permit two of the proposed spaces to be within 5' of the proposed building. |
| | Open space (Area and %) | 150 sf per unit (900 sf) | >900 sf | >900 sf | Complies |
| | Light and Air | 12 sf window in each room with at least 20' of unobstructed space | Complies | Each room has minimum of 30 sf of windows and at least 10' of unobstructed space to property line | Special Permit requested pursuant to § 8.C.4.e. to permit Light and Air of no less than 10' for the Proposed Addition and 15.5' for the Historic Home. |
| | | | | | |

updated 4/30/2020