



**City of Stamford
Zoning Board**

STAFF REPORT

TO: CITY OF STAMFORD ZONING BOARD
FROM: VINEETA MATHUR, PRINCIPAL PLANNER
SUBJECT: ZB #225-11 Special Permit, Site and Architectural Plan and Requested Uses, Cultural Resources Inventory
APPLICANT: AC Leonard LLC (Owner & Applicant)
DATE: June 28, 2025
MASTER PLAN: Master Plan Category 2 (Low Density Single Family)
ZONING: R 7 ½ (One Family Residence)

REQUESTED ACTIONS:

225-11	Special Permit	Section 8.C.2.b to permit conversion of hobby space to residential unit
	Site and Architectural Plan and Requested Uses	Section 2.D. & Section 8.B.2.a
	Cultural Resources Inventory Addition	Section 8.B.2.c Restoration of a historic carriage house and use of the hobby space as a studio residential unit.

Introduction

AC Leonard LLC (Owner and Applicant) is requesting approval of the related applications for Special Permit, Site and Architectural Plan and Requested Uses and Addition to Cultural Resources Inventory to allow the use of an existing hobby space located in an accessory carriage house as a residential unit.

Site and Surroundings

The property is approximately 7000 sf and is located in the R 7 ½ (Single Family Residential District) and Master Plan Category 2 (Low Density Single Family) and is located in the Belltown neighborhood. The neighborhood is comprised of a mix of single family, two family and multi-family homes. The main building is a legally non-conforming two-family home. The property also has a two-story carriage house is used for accessory uses.

Proposed residential use

The applicant proposes to restore the historic facade of the carriage house built in 1895 and use it as a residential studio unit. No interior changes are proposed to the main house or the carriage house. The applicant plans to refresh the landscaping in front of the house as described later. The ground floor of the carriage house has two garage bays and a workshop space on the ground floor.

The improvements to the exterior include replacement of the asphalt shingle roof with Cedar shingles, replacement of the vinyl garage doors with carriage style doors, replacement of the modern door leading to the upper level with a door matching the style of the carriage doors.

The property will have a total of 6 parking spaces including two garage spaces and four open spaces in the existing asphalt area. The parking layout was revised by the applicant based on comments from TTP.

Landscape Plan

The applicant proposes to update the plantings in the front yard by relocating existing boxwoods from the foundation bed and adding new Hydrangeas, Holly, Viburnum, Leucothoe and Liriope bushes. Two new trees will be planted including a Red Maple and a Kwanzan cherry tree. At the request of staff, the applicant agreed to remove asphalt from a portion of the rear yard to add a planting bed with perennial bushes and Arborvitae.

Requested Actions

- 1. Addition to Cultural Resources Inventory**
- 2. Site and Architectural Plan and Requested Uses**
- 3. Special Permit**

Applicant has requested approval of the following Special Permits:

Density. Section 8.C.2.b to permit the conversion of the hobby space to a studio unit since the space lends itself to the residential use.

A statement of findings has been submitted by the applicant in support of the Special Permits.

Referral Comments

Planning Board

In a letter dated May 22, 2025 the Planning Board voted to recommend approval of the related Site and Architectural Plan and Requested Uses, Special Permit and Addition to the Cultural Resources Inventory application. The Planning Board found the request in general harmony with Master Plan Category 2 (Residential Low Density Single Family).

Environmental Protection Board

Robert Clausi, EPB Executive Director, provided comments in a memo dated April 24, 2025 and noted that EPB has no objections with the Zoning Board approving the proposed development. He commended the applicant for providing a landscape plan with new plantings, specially two new trees enhancing the streetscape.

Fire Marshal

In an email dated May 28, 2025, Assistant Fire Marshal Chad Armstrong noted the required smoke and CO detection equipment which will be required, requested an emergency rescue window in the 2nd floor unit and proper

Engineering Bureau

Susan Kiskan in a memo dated April 24, 2025 stated that the Engineering Bureau had no objections with the project since no changes to the impervious coverage is proposed.

Traffic Transportation and Parking Bureau

Frank Petise in an email dated May 20, 2025 stated that the department is in agreement with the proposed parking plan.

Summary

Staff believes that the proposed project allow the productive use of an existing space by creating a naturally affordable studio unit in an established neighborhood. The restoration of the carriage house will be an asset to Stamford's stock of historic buildings while the landscaping improvement will add to the natural beauty of Leonard Street. Therefore, staff recommends approval of the project.