

September 16, 2025

VIA HAND & ELECTRONIC DELIVERY

Ms. Lindsey Cohen
Associate Planner, Land Use Bureau
City of Stamford
888 Washington Boulevard
Stamford, CT 06901
LCohen@StamfordCT.gov

**Re: Request to be Heard by Planning Board
Zoning Amendment Application
1241 East Main Street, Stamford, CT (Parcel ID 000-6856)
1241 E Main St Associates LLC**

Dear Ms. Cohen:

Our firm represents 1241 E Main St Associates LLC (the “Applicant”), the owner of the property located at 1241 East Main Street (the “Property”). The Property is 1.19± acres (51,861± square feet). It is located in Master Plan Category 7 (Commercial – Arterial) and the Neighborhood Commercial (C-N) District. The Property is improved with a structure consisting of a four-story office building on top of a four-story parking structure containing 318 parking spaces. It is generally bounded by Home Court to the west, East Main Street to the north, Houston Terrace to the east, and residential properties in the R-5 Zone to the south.

The Applicant seeks Zoning Amendment approval to facilitate the conversion of the existing mechanical penthouse within an existing office building on the Property into three (3) residential units. In total, the project will consist of 84 dwelling units. The existing building mass and footprint will remain unchanged. The requested Zoning Amendment would amend § 10.C.1. of the Zoning Regulations to permit the conversion of certain existing space that is exempt from building height into floor area in connection with the modification of a non-conforming building or structure.

The Applicant has submitted a companion Site Plan and Coastal Site Plan application with the Zoning Board. A copy of that application and some of the corresponding materials are enclosed to provide additional context for the requested Zoning Amendment.

Enclosed please find additional copies of the following application materials to provide to the Planning Board:

- Nine (9) copies of the following application forms and associated schedules:
 - Application for Zoning Amendment Approval;
 - Schedule A – Proposed Zoning Amendment;
 - Schedule B – Zoning Amendment Narrative;
 - Application for Site Plan Approval;
 - Schedule A – List of Plans;
 - Schedule B – Project Narrative;
 - Schedule C – Statement of Findings;
 - Schedule D – Legal Description of Property;
 - Schedule E – Zoning Data Chart; and
 - Schedule F – Existing Zoning Map and Aerial Photo of Property;
- Nine (9) reduced size copies of the following plans:
 - Architectural Plans prepared by Beinfield Architecture, dated September 12, 2025, with the plan titles listed on Schedule A of the Site Plan application; and
 - Landscape Rendering prepared by Eric Rains Landscape Architecture, titled “Site Plan Rendering,” dated June 20, 2025, and revised to September 12, 2025.

We look forward to advice as to when the Planning Board will consider this proposal. At that time, I kindly ask that members of our development team and I be given an opportunity to briefly describe the proposal. Please contact me should you have any questions. As always, thank you for your time and attention regarding this matter.

Very truly yours,
Lisa Feinberg
Lisa L. Feinberg

Enclosures.

cc: R. Blessing
V. Mathur