

SCHEDULE A

APPLICATION OF AFFORDABLE SELF STORAGE, INC.

DECEMBER 19, 2019

APPLICATION FOR CHANGE OF ZONING REGULATION

SECTION 544

131 HOLLOW TREE RIDGE RD

SUBJECT PARCEL: 131 Hollow Tree Ridge Rd., Darien, CT (Assessor's Map #48 Lot #3)

OWNER: Affordable Self Storage, Inc.

SUMMARY OF PROPOSED ZONE CHANGE:

In April, 2016, the Applicant received approval from this Board for the creation of a self storage facility on the subject parcel. That approval was the result of an application for a text change to allow such a facility. By way of background, the original zoning for the parcel was enacted in 1999, under the belief that a public sewer connection was "nearby." Subsequently, the Applicant discovered that the sewer connection was not accessible. As a result, the development options for the subject parcel were severely limited.

The self-storage facility use met a need for the community, and after a public hearing in April 2016, the requested text change was approved. The construction of the approved building is now complete, and it contains 3 stories (not including the basement) and is 32.97 feet high, all in accordance with the Board's approval and existing zoning regulations. Section 544 (13) of the zoning code requires, among other things, that the maximum height of the building be "3 stories or 35 feet". It also contains a Note "a" which states that: "**Basement space that is utilized only for mechanical equipment of the building shall not count as floor area. If any portion of the basement area is used for self-storage, or restrooms, or workshop, or rentable space, or is accessible to the public, then the entire basement shall be counted as a story and as floor space.**"

The Applicant proposes to allow finished storage, by the public, in the basement of the building. Some household items, like wine, require basement storage, where there is the least amount of light and heat. By definition, if the Applicant allows the storage of household goods in the basement, the basement will be considered a story pursuant to Section 544, Note a, and the entire basement would be counted as floor space.

The use of the basement, as a story, would necessitate amending the zoning regulations as follows:

Change section 544 (13) from "3 stories or 35 feet" to: "3 1/2 stories or 35 feet" and

Change Note a to section 544 (13) as follows: Unfinished Basement space that is utilized only for mechanical equipment of the building shall not count as floor area. A basement may be utilized for

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self storage, restrooms, workshop, or rentable space accessible to customers provided that the square footage utilized does not exceed 50% of the first floor area. All finished basement areas shall be counted as floor space.

The proposed change will not affect any other zoning regulation and will not change the height of the building. The building is already constructed and being used as a self storage facility. The applicant does not propose any increase in the height requirement. As a result the proposed change will not have any negative impact; the change is simply requested to allow the use of part of the existing basement for finished storage space. The applicant will comply in all other respects with existing zoning regulations as shown on the plan attached

In addition, the applicant requests an amendment to the existing Special Permit to allow the use of the finished basement area for self storage by the public and for the creation of a 300 square foot heated room that will be available for self storage customers. The room will be able to accommodate up to 12 people. This room will contain a table and chairs, and will be used to provide a small heated space for self storage customers who may want to display, exchange or showcase a wine, or similar type, collection. The basement storage and heated room will operate during the same hours as the rest of the storage facility.

The Applicant will provide ample parking spaces to correspond with this requested amendment, as shown on the site plan submitted with this application.