



Achilles Architects

498 ANSON STREET, BRIDGEPORT, CT 06606 (203) 259-5828, 203-226-2210 FAX (203) 259-5683

WWW.ACHILLESARCHITECTS.COM FACEBOOK.COM/ACHILLESARCHITECTS WACHILLES@AOL.COM

SITE PLAN/SPECIAL PERMIT APPLICATION
FOR A CONVERSION OF TWO OFFICE BUILDINGS INTO
TWO RESIDENTIAL BUILDINGS WITH 9 UNITS & 2 AFFORDABLE AND ACCESSIBLE
AT 260 RIVERSIDE AVENUE, WESTPORT, CT 06880
8-12-2020

The 260 Riverside Avenue property lies in the RORD-3 zone and has a gross lot area of 49,810 sf and a base lot area of 49,257 sf. There is a small amount of steep slopes and an easement on the property. There are no wetlands on the property and although there is a FEMA flood line on the property, the line does not intersect with the buildings, therefore the buildings are not in the flood zone.

There are two parcels on the property, A, 0.6412 acres, and B, 0.5022 acres. Parcel A contains two office buildings known as 260 Riverside Avenue and 264 Riverside Avenue. This proposal relates to parcel A only. Parcel B contains 3 buildings with 8 residential units with garages, known as 1A, 1B, 1C, 3A, 3B, 3C, 5A, 5B. There are no changes proposed to the Parcel B buildings, the parking or the site features.

Since the property was purchased by the present owner during the Covid-19 situation, the office tenancies have been virtually vacant. The Owner decided to renovate the offices and a permit to do so was obtained. During the construction, the concept of converting the offices into residential units arose.

The proposal is to convert the two existing office buildings into two residential buildings. 260 Riverside, a 3 story building with a partial cellar and crawl space, would contain 5 residential units, one being affordable and handicapped accessible. 264 Riverside, a 2 story slab on grade building with no attic, would contain 4 residential units, one being affordable and handicapped accessible.

As required by Section 32-12.15 of the regulations, the proposal provides that at least twenty percent (20%) of the residential rental units will meet the criteria for "affordable housing" as defined in Connecticut General Statutes § 8-30g ("C.G.S. § 8-30g"). Twenty two percent (22%), specifically two (2) dwellings of 9 total units in the community will be designated as affordable. Additionally, at least 20% of the floor area of all residential units shall be deed restricted as affordable.

An affordability plan has been submitted and this plan complies with Section 32-12.15.1, and further describes how the affordable housing apartment homes will be administered.

There are presently 32 parking spaces, including 2 handicapped spaces, on the property dedicated to Parcel A, the two office buildings. The parking is non-conforming as it relates to the existing offices as 42 spaces are required and only 32 spaces are available. The conversion of the two buildings into residential units will only require 18 parking spaces and will be conforming.

Since the virtually vacant office buildings are not producing any significant traffic both due to the vacancies and due to the Covid-19 situation and since the proposed 9 apartment units will produce significantly less traffic, we request that the P&Z Commission waive the requirement for a traffic study. We believe that any study conducted at this time will produce incomplete and inaccurate information. Additionally, the proposed residential units will practically produce much less traffic than buildings with office tenancies and any traffic study performed will indicate a reduction in traffic.

Respectfully submitted,



William A. Achilles, Jr. AIA
Achilles Architects