

*Planning
Zoning
Zoning Enforcement
Zoning Board of Appeals
Environmental Protection*

LAND USE BUREAU - MEMORANDUM

Date: February 11, 2014

To: Randy Skigen, President
Board of Representatives

From: Norman Cole, Land Use Bureau Chief *NC*

Re: Petition Opposing Map/Zone Change

Attached please find Charter Section C6-40-5 Petition Opposing Map/Zone Change from R-20 to RA-1 for Six Properties on Saddle Rock Road – Zoning Board File #213-33 (“Application”) submitted by Karen A. Murphy on February 7, 2014. The legal notice appeared in the Advocate newspaper on February 1, 2014 (copies attached).

If you require further information, please contact me at extension 4714.

Legal Notice as it appeared
in the Stamford Advocate
Sat., Feb 1, 2014

Legal Notice Zoning Board - City of Stamford

APPL. 213-33 Notice is hereby given that the Zoning Board of the City of Stamford, CT at its meeting held on Monday, January 27, 2014, APPROVED AS MODIFIED the proposed amendment of the Zoning Map of the City of Stamford, CT, upon application of RICHARD W. REDNISS to:

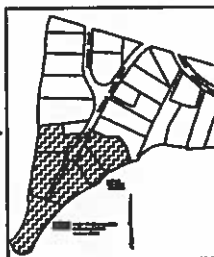
Change to RA-1 "One Family Residence District" properties currently zoned R-20 "One Family Residence District."

All those certain tracts, pieces or parcels of land situate, lying and being in the City of Stamford, County of Fairfield, and State of Connecticut, beginning at a point on the intersection of the centerline of Saddle Rock Road and the projection of the southerly property line of land n/f of Karen A. Murphy et al and Kathleen A. Murphy (Assessor #003-4166); said land is bound by the following:

Northerly 415'± by a portion of Saddle Rock Road and said land n/f of Karen A. Murphy and Kathleen A. Murphy (Assessor #003-4166), each in part;
Easterly 942' ± by the Long Island Sound;
Southerly 210'± by Long Island Sound;
Westerly 844'± by Long Island Sound;
Northerly 167'± by land n/f of David P. Tunick (Assessor #002-3700);
Easterly 81' ± by land n/f of Robert Rangelov et al (Assessor #003-0144);
Northerly 151' by said land of Robert Rangelov et al and a portion of Saddle Rock Road, each in part;
Westerly 52'± by the centerline of Saddle Rock Road.

Block Number: 25; Area: 7.28 Acres (inclusive of portions public and private rights of way).

The premises with respect to which application has been made is shown and delineated on the sketch set forth below:



Effective date of this decision: February 12, 2014.

ATTEST: THOMAS R. MILLS,
CHAIRMAN, ZONING BOARD
CITY OF STAMFORD, CT

Dated at the City of Stamford, CT, this 1st day of February, 2014.

FOR PUBLICATION: THE ADVOCATE – ONE INSERTION – SAT, FEB 1, 2014

Charge to: Richard Redniss
Redniss & Mead
22 First Street
Stamford, CT 06905
203-327-0500

**Legal Notice
Zoning Board - City of Stamford**

APPL. 213-33 Notice is hereby given that the Zoning Board of the City of Stamford, CT at its meeting held on Monday, January 27, 2014, APPROVED AS MODIFIED the proposed amendment of the Zoning Map of the City of Stamford, CT, upon application of RICHARD W. REDNISS to:

Change to RA-1 “One Family Residence District” properties currently zoned R-20 “One Family Residence District.”

All those certain tracts, pieces or parcels of land situate, lying and being in the City of Stamford, County of Fairfield, and State of Connecticut, beginning at a point on the intersection of the centerline of Saddle Rock Road and the projection of the southerly property line of land n/f of Karen A. Murphy et al and Kathleen A. Murphy (Assessor #003-4166); said land is bound by the following:

Northerly 415'± by a portion of Saddle Rock Road and said land n/f of Karen A. Murphy and Kathleen A. Murphy (Assessor #003-4166), each in part;
Easterly 942' ± by the Long Island Sound;
Southerly 210'± by Long Island Sound;
Westerly 844'± by Long Island Sound;
Northerly 167'± by land n/f of David P. Tunick (Assessor #002-3700);
Easterly 81' ± by land n/f of Robert Rangelov et al (Assessor #003-0144);
Northerly 151' by said land of Robert Rangelov et al and a portion of Saddle Rock Road, each in part;
Westerly 52'± by the centerline of Saddle Rock Road.

Block Number: 25; Area: 7.28 Acres (inclusive of portions public and private rights of way).

The premises with respect to which application has been made is shown and delineated on the sketch set forth below:

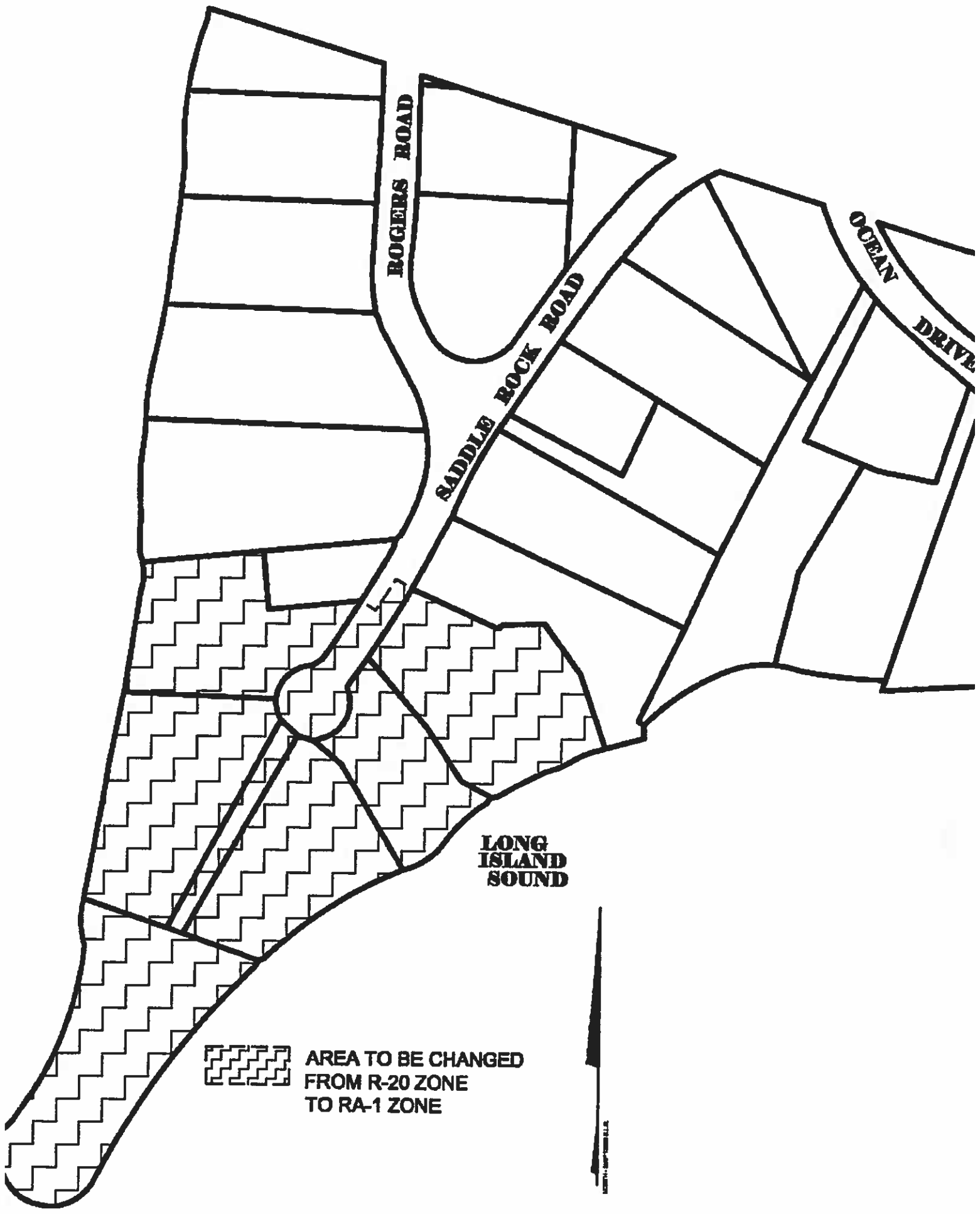
[INSERT SKETCH]

Effective date of this decision: February 12, 2014.

ATTEST: THOMAS R. MILLS,
CHAIRMAN, ZONING BOARD
CITY OF STAMFORD, CT

Dated at the City of Stamford, CT, this 1st day of February, 2014.

File: 213-33LND

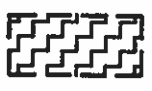


ROGERS ROAD

SADDLE ROCK ROAD

OCEAN DRIVE

LONG ISLAND SOUND



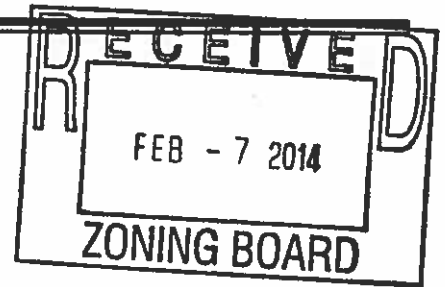
AREA TO BE CHANGED FROM R-20 ZONE TO RA-1 ZONE



KAREN A. MURPHY

February 7, 2014

Zoning Board, City of Stamford
c/o Norman F. Cole, Land Use Bureau Chief
888 Washington Blvd. 7th Floor
Stamford, CT 06904-2152



Re: Charter Section C6-40-5 **Petition Opposing** Map/Zone Change from R-20 to RA-1 for Six Properties on Saddle Rock Road - File # 213-33 ("Application")

Dear Members of the Zoning Board:

On January 27, 2014, the Zoning Board of the City of Stamford granted Mr. Redniss' Application, as modified, to change the zoning classification of six (not seven) properties located 74, 88, 89, 102, 107 and 123 on Saddle Rock Road in the City of Stamford, County of Fairfield and the State of Connecticut.

A legal notice announcing the approval, as modified, of the above referenced Application was published in the January 31, 2014 edition of the Stamford "Advocate."

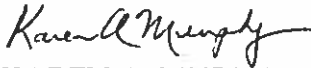
The owners of property within 500 feet of the area included in the Approved As Modified Application of Richard Redniss (File # 213-33) to amend the Zoning Map of the City of Stamford, Connecticut **object to** the Map/Zone Change from R-20 (20,000 square feet minimum lot size) to RA-1 (one acre minimum lot size) for the six properties located at 74, 88, 89, 102, 107 and 123 on Saddle Rock Road in the City of Stamford, County of Fairfield and the State of Connecticut.

Pursuant to Section C6-40-5 of the Charter for the City of Stamford attached are signed Petitions of the owners of more than 20% of the privately-owned property located within 500 feet of the area included in the Approved as Modified Application of Richard Redniss objecting/protesting the aforementioned change in zone classification for the six properties. (See Exhibit A)

In support of the Petitions I have also attached the following documents:

1. Two 500 feet abutters' lists prepared by the City of Stamford's Tax Assessor's Office. One of the abutters' lists is based on the borders for 74 Saddle Rock Road and the second abutters' list is based on the borders for 89 Saddle Rock Road. (See Exhibit B)
2. Exhibit C, attached, combines the two abutters' lists and shows that the owners of 39.75% (or almost twice the threshold required percentage of 20%) of privately-owned property within 500 feet of the area re-zoned object/protest such zone classification change.

Sincerely,


KAREN A. MURPHY

cc: Harry Day, Chair Land Use/Urban Redevelopment Committee

EXHIBIT A

Owners of Property within 500 Feet of the Borders
of the Area Included in the Approved As Modified
Application of Richard Redniss (File # 213-33)
Oppose the Approved as Modified Map/Zone Change

P E T I T I O N

File Number: 213-33 Map/Zone Change from R-20 to RA-1
for Six Properties along Long Island Sound

To: City of Stamford's Zoning Board

We, the undersigned owners of property within 500 feet of the area included in the Approved As Modified Application of Richard Redniss (File # 213-33) to amendment the Zoning Map of the City of Stamford, CT, and affected by the Map/Zone Change from R-20 (20,000 square feet minimum lot size) to RA-1 (one acre minimum lot size) described in the referenced file, do hereby protest against any Map/Zone Change from R-20 to RA-1 for the six properties located at 74, 88, 89, 102, 107 and 123 on Saddle Rock Road in the City of Stamford, County of Fairfield and the State of Connecticut.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

Mada Am

Madam Agawal

86 Rogers Rd, 06902

Minao

Minao Agawal

86 Rogers Rd, 06902

Rachel Ranglov

Rachel Ranglov

75 Saddle Rock Rd

Robert Ranglov

Robert Ranglov

75 Saddle Rock Rd.

Joanna Dempsey

Joanna Dempsey

60 Saddle Rock Rd.

Kevin Dwyer

Kevin Dwyer

60 Saddle Rock Rd

Alyna Lipkin

Alyna Lipkin

38 Saddle Rock Rd.

Michael Lipkin

Michael Lipkin

38 Saddle Rock Rd

Pamela Riley

Pamela Riley

17 Saddle Rock Rd

Lynn Tusa

Lynn Tusa

3 Saddle Rock Rd

Harley Tusa

Harley Tusa

3 Saddle Rock Rd.

Contact Name: Karen A. Murphy
Phone Number: 203-324-9797
Email: SFGrp@aol.com

Owners of Property within 500 Feet of the Borders
of the Area Included in the Approved As Modified
Application of Richard Redniss (File # 213-33)
Oppose the Approved as Modified Map/Zone Change

P E T I T I O N

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
<u>Lillian E Kraemer,</u> <u>as Trustee,</u> <u>for the Lillian</u> <u>E Kraemer Revoc-</u> <u>able Trust</u>	<u>LILLIAN E KRAEMER,</u> <u>AS TRUSTEE</u> <u>FOR THE LILLIAN</u> <u>E-KRAEMER REVOC-</u> <u>ABLE TRUST</u>	<u>46 SADDLE ROCK RD.</u> _____ _____ _____
<u>Karen A. Murphy</u>	<u>KAREN A MURPHY</u>	<u>68 Saddle Rock Road</u>
<u>Kathleen A. Murphy</u>	<u>KATHLEEN A. MURPHY</u>	<u>68 Saddle Rock Road</u>
<u>Bruce Kanfer</u>	<u>BRUCE KANFER</u>	<u>335 OCEAN DRIVE WEST</u>
<u>Hilary Martin</u>	<u>Hilary Martin</u>	<u>335 Ocean Drive West</u>

Contact Name: Karen A. Murphy
Phone Number: 203-324-9797
Email: SFGrp@aol.com

EXHIBIT B

MAP TITLE



Stamford Assessor's Office

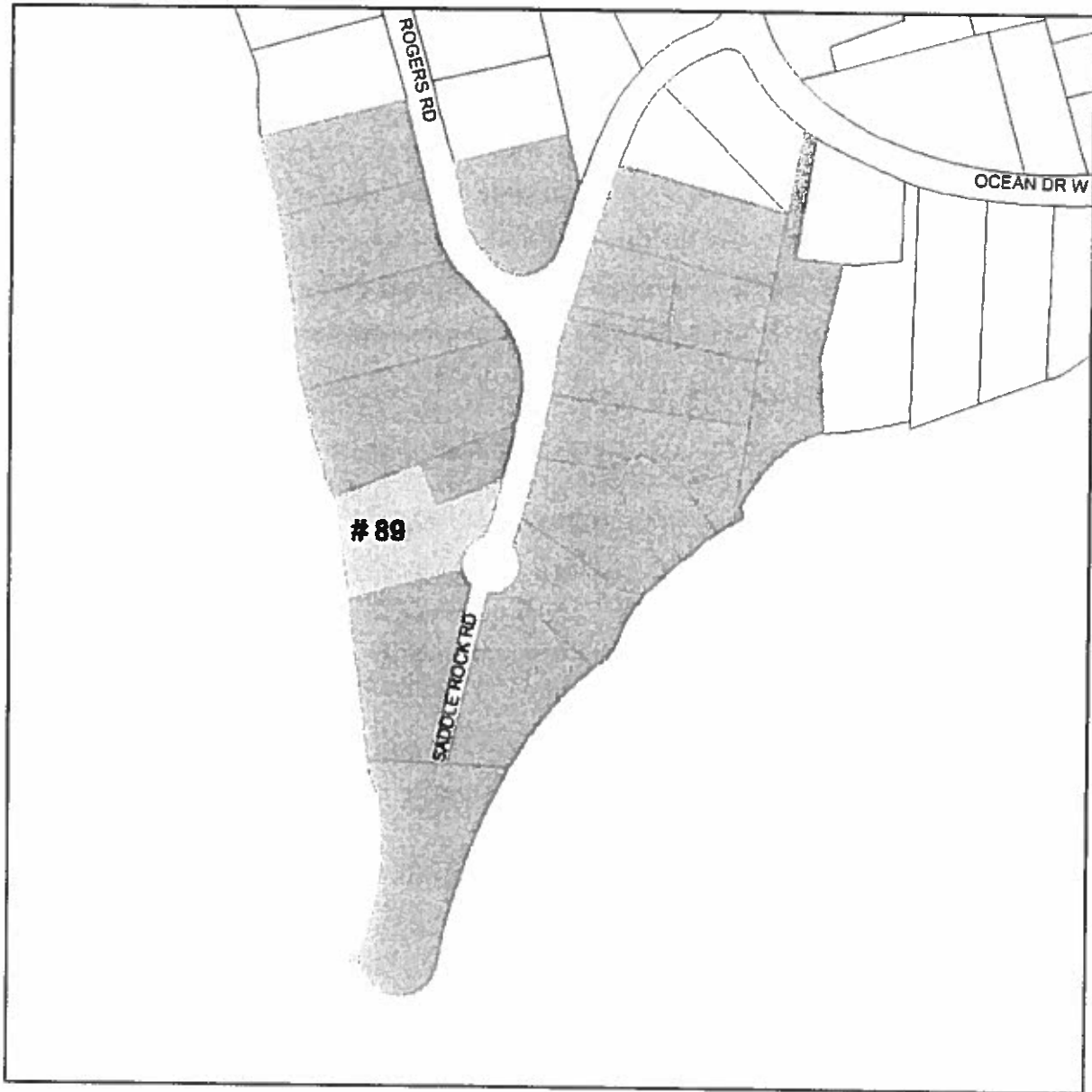
Mapping Division



500 Feet Abutters List 74 Saddle Rock Road Prepared By Assessor's Office

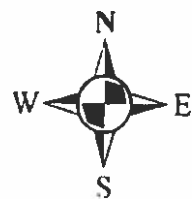
List No	No	Street Name	Unit	Grantee	Mailing Address	City	State	Zip	Land Area in Acres
000-8606	91	ROGERS ROAD		CONSIDINE JOHN R ET AL	91 ROGERS RD	STAMFORD	CT	00000-6902	1.38
001-6397	83	ROGERS ROAD		JOHNSTONE ALISTAIR H ET AL	83 ROGERS ROAD	STAMFORD	CT	06902-8225	0.97
001-9161	17	SADDLE ROCK ROAD		RILEY PAMELA J	17 SADDLE ROCK ROAD	STAMFORD	CT	06902-8227	0.71
002-0569	60	SADDLE ROCK ROAD		DWYER KEVIN M ET AL	60 SADDLE ROCK ROAD	STAMFORD	CT	06902-8229	0.95
002-2187	102	SADDLE ROCK ROAD		WARD WILLIAM W TR	102 SADDLE ROCK ROAD	STAMFORD	CT	06902-0000	0.98
003-0145	89	SADDLE ROCK ROAD		SHANLEY STEWART ET AL	89 SADDLE ROCK ROAD	STAMFORD	CT	00000-6902	1.08
003-4166	68	SADDLE ROCK ROAD		MURPHY KAREN A ET AL	68 SADDLE ROCK RD	STAMFORD	CT	06902-8230	0.99
003-4167	74	SADDLE ROCK ROAD		KIRBY JOHN J JR ET AL	74 SADDLE ROCK ROAD	STAMFORD	CT	06902-8230	1.24
003-4168	88	SADDLE ROCK ROAD		KIRBY JOHN J JR ET AL	88 SADDLE ROCK RD	STAMFORD	CT	00000-6902	0.65
003-8216	38	SADDLE ROCK ROAD		LIPKIN MICHAEL ET AL	38 SADDLE ROCK ROAD	STAMFORD	CT	00000-6902	0.46
003-8217	46	SADDLE ROCK ROAD		KRAEMER LILLIAN E REVOCABLE TRUST	46 SADDLE ROCK ROAD	STAMFORD	CT	06902-8229	0.67
004-2275	0	OCEAN DRIVE WEST		OCEAN DRIVE WEST ASSOC LLC	630 FIFTH AVENUE	NEW YORK	NY	10111-0100	1.12
003-0144	75	SADDLE ROCK ROAD		RANGELOV ROBERT ET AL	75 SADDLE ROCK ROAD	STAMFORD	CT	00000-6902	0.30
001-9047	34	SADDLE ROCK ROAD		HUNT SIMON J ET AL	34 SADDLE ROCK ROAD	STAMFORD	CT	06902-8229	1.07
001-6761	86	ROGERS ROAD		AGARWAL MADAN ET AL	86 ROGERS ROAD	STAMFORD	CT	00000-6902	0.85
004-2277	367	OCEAN DRIVE WEST		DOEKSEN VOLKERT ET AL	630 FIFTH AVENUE	NEW YORK	NY	10111-0100	1.14
000-1912	107	SADDLE ROCK ROAD		CHRUST STEVEN G ET AL	107 SADDLE ROCK RD	STAMFORD	CT	06902-8228	1.16
004-3399	LOT 1	OCEAN DRIVE WEST	LOT 1	DIBACCO JOHN	417 OCEAN DRIVE WEST	STAMFORD	CT	00000-6902	1.09
000-8796	3	SADDLE ROCK ROAD		TUSA HARLEY R ET AL	3 SADDLE ROCK RD	STAMFORD	CT	06902-8229	0.78
004-2276	363	OCEAN DRIVE WEST		SIEGEL MARY ELIZABETH	363 OCEAN DRIVE WEST	STAMFORD	CT	00000-6902	0.74
001-3281	335	OCEAN DRIVE WEST		KANFER BRUCE ET AL	335 OCEAN DR WEST	STAMFORD	CT	06902-8222	0.80
002-3700	71	SADDLE ROCK ROAD		TUNICK DAVID P	71 SADDLE ROCK ROAD	STAMFORD	CT	06902-8228	1.45
001-9627	123	SADDLE ROCK ROAD		SILVERMAN ALLEN ET UX	123 SADDLE ROCK RD	STAMFORD	CT	06902-8228	1.67

MAP TITLE



Stamford Assessor's Office

Mapping Division



500 Feet Abutters List 89 Saddle Rock Road Prepared By Assessor's Office									
List No	No	Street Name	Grantee	Mailing Address	City	State	Zip	Land Area in Acres	
000-1912	107	SADDLE ROCK ROAD	CHRUST STEVEN G ET AL	107 SADDLE ROCK RD	STAMFORD	CT	06902-8228	1.16	
000-8606	91	ROGERS ROAD	CONSIDINE JOHN R ET AL	91 ROGERS RD	STAMFORD	CT	00000-6902	1.38	
001-9627	123	SADDLE ROCK ROAD	SILVERMAN ALLEN ET UX	123 SADDLE ROCK RD	STAMFORD	CT	06902-8228	1.67	
004-2275	0	OCEAN DRIVE WEST	OCEAN DRIVE WEST ASSOC LLC	630 FIFTH AVENUE	NEW YORK	NY	10111-0100	1.12	
003-4166	68	SADDLE ROCK ROAD	MURPHY KAREN A ET AL	68 SADDLE ROCK RD	STAMFORD	CT	06902-8230	0.99	
002-2187	102	SADDLE ROCK ROAD	WARD WILLIAM W TR	102 SADDLE ROCK ROAD	STAMFORD	CT	00000-6902	0.98	
003-4168	88	SADDLE ROCK ROAD	KIRBY JOHN J JR ET AL	88 SADDLE ROCK RD	STAMFORD	CT	00000-6902	0.65	
001-6397	83	ROGERS ROAD	JOHNSTONE ALISTAIR H ET AL	83 ROGERS ROAD	STAMFORD	CT	06902-8225	0.97	
001-6761	86	ROGERS ROAD	AGARWAL MADAN ET AL	86 ROGERS ROAD	STAMFORD	CT	00000-6902	0.85	
003-8216	38	SADDLE ROCK ROAD	LIPKIN MICHAEL ET AL	38 SADDLE ROCK ROAD	STAMFORD	CT	00000-6902	0.46	
001-9047	34	SADDLE ROCK ROAD	HUNT SIMON J ET AL	34 SADDLE ROCK ROAD	STAMFORD	CT	06902-8229	1.07	
002-3700	71	SADDLE ROCK ROAD	TUNICK DAVID P	71 SADDLE ROCK ROAD	STAMFORD	CT	06902-8228	1.45	
003-8217	46	SADDLE ROCK ROAD	KRAEMER LILLIAN E REVOCABLE TRUST	46 SADDLE ROCK ROAD	STAMFORD	CT	06902-8229	0.67	
001-5464	73	ROGERS ROAD	BERGES DAVID E ET AL	73 ROGERS ROAD	STAMFORD	CT	00000-6902	0.93	
002-0569	60	SADDLE ROCK ROAD	DWYER KEVIN M ET AL	60 SADDLE ROCK ROAD	STAMFORD	CT	06902-8229	0.95	
003-0145	89	SADDLE ROCK ROAD	SHANLEY STEWART ET AL	89 SADDLE ROCK ROAD	STAMFORD	CT	00000-6902	1.08	
003-0144	75	SADDLE ROCK ROAD	RANGELOV ROBERT ET AL	75 SADDLE ROCK ROAD	STAMFORD	CT	00000-6902	0.30	
003-4167	74	SADDLE ROCK ROAD	KIRBY JOHN J JR ET AL	74 SADDLE ROCK ROAD	STAMFORD	CT	06902-8230	1.24	

Miscellaneous Receipt

City of Stamford, Connecticut - Taxation Services

\$ 10.00 Five 3rd 2014

Receipt is hereby acknowledged of the sum of 10.00 Dollars

FROM:

Name

Address

PURPOSE FOR WHICH PAID:

2 MONTHS LEASE

City of Stamford

By:

Signature of Persons Receiving Payment

EXHIBIT C

**Abutters List
STAMFORD, CT**

Properties Within 500 Feet of the Approved AS Modified Application of Richard Redniss - File No. 213-33

Account Number	Street Number	Street Name	Unit	Grantee	Mailing Address	City	St	Zip	Area Acres	OPPOSE w/Signature	Notes
000-8606	91	ROGERS ROAD		CCSIDINE JOHN R ET AL	91 ROGERS RD	STAMFORD	CT	6902	1.377		
001-6397	83	ROGERS ROAD		JOHNSTONE ALJSTAIR H ET AL	83 ROGERS ROAD	STAMFORD	CT	06902-8225	0.975		Indicated willingness to sign*
001-9161	17	SADDLE ROCK ROAD		RILEY PAMELA J	17 SADDLE ROCK ROAD	STAMFORD	CT	06902-8227	0.713		
001-5464	73	ROGERS ROAD		BERGES DAVID E ET AL	73 ROGERS ROAD	STAMFORD	CT	6902	0.930		Traveling/Vacationing*
002-0 69	64	SADDLE ROCK ROAD		DWYER KEVIN M ET AL	60 SADDLE ROCK ROAD	STAMFORD	CT	06902-8229	0.955		
003-8216	38	SADDLE ROCK ROAD		LIPKIN MICHAEL ET AL	38 SADDLE ROCK ROAD	STAMFORD	CT	6902	0.459		
003-8217	46	SADDLE ROCK ROAD		ARMARHER LILLIAN E REVOCABLE TRU	46 SADDLE ROCK ROAD	STAMFORD	CT	06902-8229	0.674		
004-3375	0	OCEAN DRIVE WEST		OCEAN DRIVE WEST ASSOC LLC	630 FIFTH AVENUE	NEW YORK	NY	10111-0100	1.117		Live in the Netherlands
003-0144	75	SADDLE ROCK ROAD		RANGELOW ROBERT ET AL	75 SADDLE ROCK ROAD	STAMFORD	CT	6902	0.300		
001-9047	34	SADDLE ROCK ROAD		HUNT SIMON J ET AL	34 SADDLE ROCK ROAD	STAMFORD	CT	06902-8229	1.071		Live in England
001-6761	86	ROGERS ROAD		AGARWAL MADAN ET AL	86 ROGERS ROAD	STAMFORD	CT	6902	0.847		
004-2	367	OCEAN DRIVE WEST		DOENSEN VOLKERT ET AL	630 FIFTH AVENUE	NEW YORK	NY	10111-0100	1.143		Live in the Netherlands
004-3399	417	OCEAN DRIVE WEST		LOT 1 DIBACCO JOHN	417 OCEAN DRIVE WEST	STAMFORD	CT	6902	1.092		
000-8796	3	SADDLE ROCK ROAD		TUSA HARLEY R ET AL	3 SADDLE ROCK RD	STAMFORD	CT	06902-8229	0.763		
004-2276	363	OCEAN DRIVE WEST		SIEGEL MARY ELIZABETH	363 OCEAN DRIVE WEST	STAMFORD	CT	6902	0.742		
001-3281	335	OCEAN DRIVE WEST		KAMFER BRUCE ET AL	335 OCEAN DR WEST	STAMFORD	CT	06902-8222	0.804		
002-3700	71	SADDLE ROCK ROAD		TURICK DAVID P	71 SADDLE ROCK ROAD	STAMFORD	CT	06902-8228	1.446		
003-4166	68	SADDLE ROCK ROAD		MURPHY KARENA ET AL	68 SADDLE ROCK RD	STAMFORD	CT	06902-8230	0.992		
									16.420	6.527	
										39.75%	

* Signed Original Petition
Did not want to delay filing

Six Properties Changed from R20 to RA1

Account Number	Street Number	Street Name	Unit	Grantee	Mailing Address	City	St	Zip	Area Acres	OPPOSE w/Signature	Notes
003-0145	89	SADDLE ROCK ROAD		SHANLEY STEWART ET AL	89 SADDLE ROCK ROAD	STAMFORD	CT	6902	1.019		
003-4167	74	SADDLE ROCK ROAD		KIRBY JOHN J JR ET AL	74 SADDLE ROCK ROAD	STAMFORD	CT	06902-8230	1.244		
003-4168	88	SADDLE ROCK ROAD		KIRBY JOHN J JR ET AL	812 PARK AVE #14E	NEW YORK	NY	10021	0.650		
000-1912	107	SADDLE ROCK ROAD		CHRIST STEVEN G ET AL	107 SADDLE ROCK RD	STAMFORD	CT	06902-8228	1.162		
002-2187	102	SADDLE ROCK ROAD		WARD WILLIAM W TR	102 SADDLE ROCK ROAD	STAMFORD	CT	06902-0000	0.981		
001-9627	123	SADDLE ROCK ROAD		SIXLVERMAN ALLEN ET UX	123 SADDLE ROCK ROAD	STAMFORD	CT	6902	1.670		
									6.786		