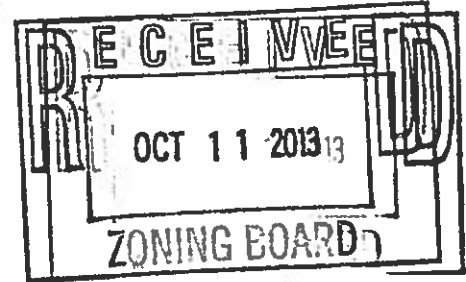


213-33

October 10, 2013

Norman Cole, Land Use Bureau Chief
City of Stamford
888 Washington Boulevard
Stamford, CT 06901



**Re: Saddle Rock Road
Zone Change (from R-20 to RA-1)**

Dear Norman,

As discussed, enclosed please find an application for a Zone Change for seven properties along the southern tip of Saddle Rock Road along the Long Island Sound from R-20 (20,000 min lot size) to RA-1 (1 acre min lot size).

As you are aware, new construction and substantial renovations are required to meet the Stamford and FEMA flood regulations and minimum elevations. This requires raising the first finished floor above the flood elevation, which significantly limits the height and design of any new or redeveloped home. Changing the zone to RA-1 will allow residents an additional 5' (from 30' to 35') and one half story (from 2½ to 3), which will enable more flexible siting of homes and building design, reduce the need for more building coverage, and avoid the extra approval of the ZBA. Plans would still undergo the vigorous ZB/CAM and building permit process.

In support of the application, enclosed please find:

1. One (1) check in the amount of \$880, which includes:
 - Public Hearing Fee - \$500;
 - Zone Change Application Fee- \$380
2. Twelve (12) copies of the Application for Zone Change;
3. Twelve (12) copies of Exhibit A (Zone Change Description);
4. Twelve (12) copies of Exhibit B (Property Owners List); and
5. Twelve (12) copies of the Zone Change map;

As always, we look forward to working with the Planning and Zoning Boards to facilitate this helpful change for the area residents. Please do not hesitate to contact us if you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard W. Redniss".

Richard W. Redniss, AICP

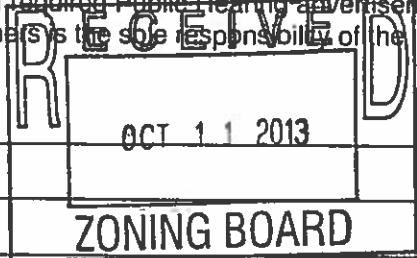
Enclosures

cc: Included Property Owners
Mary Deery Uva, R-1
Patrick J. White, D-1



APPLICATION FOR CHANGE IN THE ZONING MAP OF STAMFORD, CONNECTICUT

Complete, notarize, and forward twelve (12) copies to Clerk of the Zoning Board with a **\$500.00 Public Hearing Fee** and the required **\$380.00 Filing Fee**, payable to the City of Stamford. **NOTE:** Cost of required Public Hearing advertisements are payable by the Applicant and performance of mailing of required property owners is the sole responsibility of the applicant.



APPLICANT NAME (S): Richard W. Redniss, AICP
 APPLICANT ADDRESS: 22 First Street, Stamford, CT 06905
 APPLICANT PHONE #: 203-327-0500

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

PRESENT ZONING DISTRICT: R-20 PROPOSED ZONING DISTRICT: RA-1

LOCATION OF PROPOSED CHANGE: (Give boundaries of each parcel in proposed change and indicate dimensions from nearest intersecting street. Also include Assessor's Card number and Town Clerk's Block number, and square footage of land. Attach four (4) copies of map showing area proposed for change.)

See attached Exhibit A (Zone Change Area Description)

LIST NAME AND ADDRESS OF THE OWNERS OF ALL LAND INCLUDED WITHIN THE PROPOSED CHANGE:
NAME & ADDRESS LOCATION

See attached Exhibit B (Owner's List)

ARE THERE DEED RESTRICTIONS THAT CONFLICT WITH THE PROPOSED ZONE DISTRICT FOR THIS PROPERTY?
No

IF YES, LIST REFERENCE TO TOWN CLERK BOOK & PAGE #: _____

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? No (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).

DATED AT STAMFORD, CONNECTICUT, THIS 9th DAY OF October 2013

SIGNED: [Signature]

NOTE: The application cannot be scheduled for public hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw the application, this must be done in writing, and be received by the Zoning Board at least three (3) working days prior to public hearing in order to provide sufficient time to publicize the withdrawal. Applications withdrawn less than three (3) days prior to a schedule hearing date will not be rescheduled within 90 days.

STATE OF CONNECTICUT
 COUNTY OF FAIRFIELD ss STAMFORD October 9th 2013

Personally appeared Richard W. Redniss, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

[Signature]
 Notary Public, Commissioner of the Superior Court



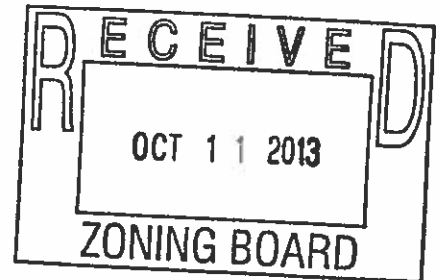
FOR OFFICE USE ONLY

APPL. #: _____ Received in the office of the Zoning Board: Date: _____

By: _____

10/10/13

**Saddle Rock Road
Zone Change Application
Exhibit A
Area Description**



Zone Change Description: R-20 Zone to RA-1 Zone

Block #: 25

Assessor Card #: 003-0145; 000-1912; 001-9627; 002-2187; 003-4168; 003-4167; 003-4166

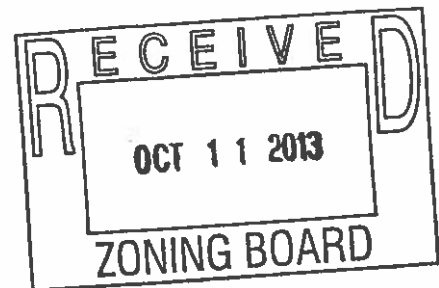
Area: 1.08 + 1.16 + 1.67 + .98 + .65 + 1.24 + 0.99 + 0.58 (Saddle Rock Road) = 8.35 Acres

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 northerly 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:

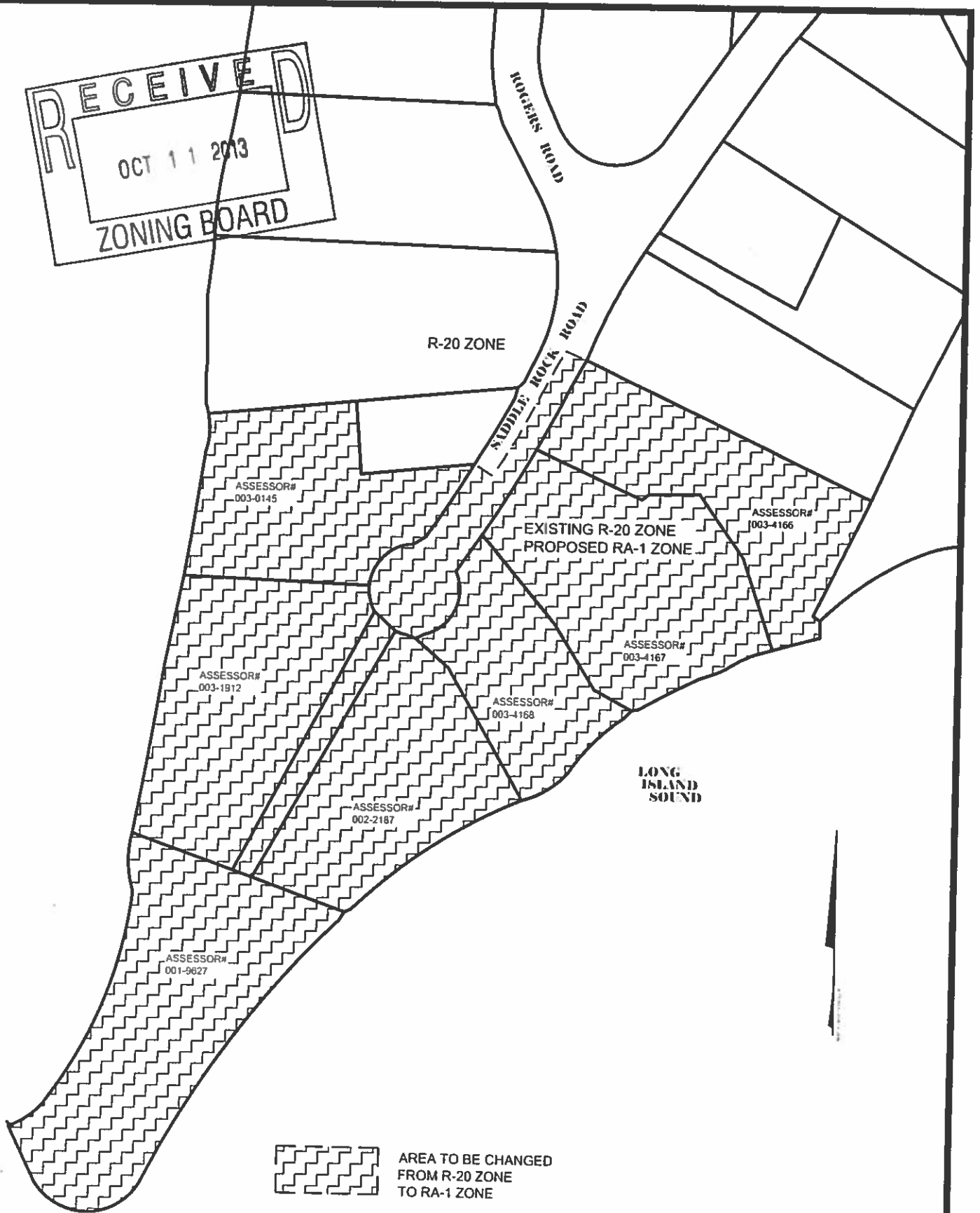
- Northerly 381'± by a portion of Saddle Rock Road and said land n/f of Kevin M. Dwyer (Assessor #002-0569), each in part;
- Easterly 1,169' ± by land n/f of Ocean Drive West Associates LLC (Assessor #004-2275) and the Long Island Sound, each in part;
- Southerly 210'± by Long Island Sound;
- Westerly 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 161'± by the centerline of Saddle Rock Road.

**Saddle Rock Road
Zone Change Application
Exhibit B
Property Owners List**

Properties Changing from R-20 to RA-1			
Property Address	Property Owner	Owner Mailing Address	Parcel ID
89 Saddle Rock Road	Stewart Shanley, et al; Rachael, sur cl	89 Saddle Rock Road, Stamford, CT 06902	003-0145
107 Saddle Rock Road	Steven G. Chrust, et al; Sharon L. Chrust, sur cl	107 Saddle Rock Road, Stamford, CT 06902	000-1912
123 Saddle Rock Road	Allen Silverman, et ux; Eleonora A.	123 Saddle Rock Road, Stamford, CT 06902	001-9627
102 Saddle Rock Road	William W. Ward, Jr	102 Saddle Rock Road, Stamford, CT 06902	002-2187
88 Saddle Rock Road	John J. Kirby Jr., et al; Susan R. Cullman, sur cl	812 Park Avenue #14E, New York, NY 10021	003-4168
74 Saddle Rock Road	John J. Kirby Jr., et al; Susan R. Cullman, sur cl	74 Saddle Rock Road, Stamford, CT 06902	003-4167
68 Saddle Rock Road	Karen A. Murphy, et al; Kathleen A. Murphy, sur cl	68 Saddle Rock Road, Stamford, CT 06902	003-4166



RECEIVED
 OCT 11 2013
 ZONING BOARD



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

**ZONE CHANGE
 SADDLE ROCK ROAD**



Redniss & Mead

ENGINEERS SURVEYORS PLANNERS WWW.REDNISSMEAD.COM
 22 FIRST STREET STAMFORD CONNECTICUT 06905 203-327-0500

COMM. NO.:
 7683

DATE: 10/07/13

SCALE: 1"=150'

**REDNISS
& MEAD**

LAND SURVEYING | CIVIL ENGINEERING
PLANNING & ZONING CONSULTING | PERMITTING
22 FIRST STREET | STAMFORD, CT 06905

Eight Hundred Eighty and no/100

CITY OF STAMFORD
888 WASHINGTON BOULEVARD
STAMFORD CT 06901

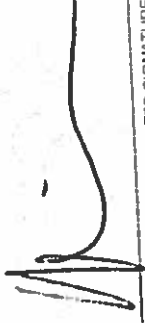
PAY
TO THE
ORDER
OF

ZB A13-33 \$380 map change
500 Public Hearing fee

PEOPLE'S UNITED BANK
peoples.com

42312

DATE 10/11/13
CHECK NO. 42312
AMOUNT \$880.00



AUTHORIZED SIGNATURE

⑆042312⑆ ⑆22172186⑆ 0367007411⑆

Date 10-15-13 Application # 213-33

Applicant Rick Redniss

Location Saddle Rock Rd

Contact - P.H. # Rick
203-327-0500

	chk'd	date
Complete	_____	_____
Referrals	_____	_____
Legal Notice	_____	_____
Certificate	_____	_____

REFERRALS	(at least 35 days before public hearing)			
	sent	rec'd	sent	rec'd
	✓			

10/16/13
email

Richard W. Redniss

From: Susan Cullman [susan@srcjk.com]
 Sent: Saturday, October 12, 2013 2:34 PM
 To: Chrust, Sharon and Steve; Murphy, Karen; Murphy, Karen & Kathleen; Shanley, Stewart; Shanley, Stewart and Rachel; Silverman, Ellie and Allen; Tom, David Lu and Nancy; Uva, Mary
 Cc: Richard W. Redniss; John Kirby
 Subject: Zoning Application

Dear Neighbors,

As a follow up to our conversations, on Friday, Rick Redniss of Redniss & Mead applied for a zoning change from R-20 to RA-1 (one acre zones) for the following properties:

- 68 Saddle Rock Road (Murphy)
- 74 Saddle Rock Road (Cullman/Kirby)
- 88 Saddle Rock Road (Cullman/Kirby)
- 89 Saddle Rock Road (Shanley)
- 102 Saddle Rock Road (William Ward)
- 107 Saddle Rock Road (Chruster)
- 123 Saddle Rock Road (Silverman)

You will be receiving a copy of the application by mail, but if you would like it sooner we have extras and are happy to give you one.

Should you have any questions, feel free to call us, or, for a professional answer, please contact Rick Redniss at rick.redniss@rednissmead.com or 203-912-7855.

Hope everyone is enjoying this beautiful day.

Susan

October 16, 2013

213-33

Norman Cole, Land Use Bureau Chief
City of Stamford
888 Washington Boulevard
Stamford, CT 06901

Re: *Saddle Rock Road*
Zone Change (from R-20 to RA-1)
CAM Approval

Dear Norman,

As discussed with Dave Killeen, enclosed please find a supplementary application for CAM approval to accompany the recently submitted Zone Change application. This will ensure that both applications are referred and reviewed by the appropriate City departments for comment on the potential effects/benefits of the Zone change as it relates to coastal areas.

We understand that site specific redevelopment in the future will likely require its own CAM application. We request that these applications be heard and reviewed by the Zoning Board simultaneously.

In support of the application, enclosed please find:

1. One (1) check in the amount of \$230 (application fee);
2. Twelve (12) copies of the Application for CAM approval:

As always, we look forward to working with the Planning and Zoning Boards to facilitate this helpful change for the area residents. Please do not hesitate to contact us if you have any questions or require additional information.

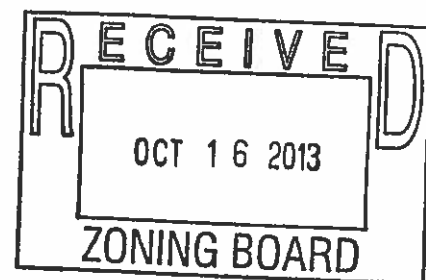
Sincerely,



Richard W. Redniss, AICP

Enclosures

cc: Included Property Owners
Mary Deery Uva, R-1
Patrick J. White, D-1

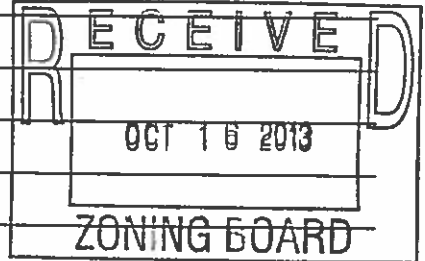




APPLICATION FOR COASTAL SITE PLAN REVIEW

Complete, notarize, and forward twelve (12) copies of all project plans and documents to Clerk of the Zoning Board with a \$230.00 Filing Fee payable to the City of Stamford. **NOTE: ADVERTISING COST OF THE RESULTS OF THE ZONING BOARD REVIEW IS PAYABLE BY THE APPLICANT PRIOR TO PUBLICATION.**

APPLICANT NAME (S): Richard W. Redniss, AICP (as agent)
 APPLICANT ADDRESS: 22 First Street, Stamford, CT 06905
 APPLICANT PHONE #: 203-327-0500
 PROJECT LOCATION: Saddle Rock Road
 PROPERTY OWNER (S): see Exhibit B
 CONTACT FOR QUESTIONS: Richard W. Redniss
 ACREAGE OF PROJECT PARCEL: 8.35 acres
 SQUARE FEET OF PROPOSED BUILDING: N/A
 ZONING DISTRICT OF PROJECT PARCEL: R-20 (proposed change to RA-1)



PROJECT DESCRIPTION:
Zone change from R-20 to RA-1

Coastal resources on which the project is located or which will be affected by the project: (See "Index of Policies" Planning Report 30)
 Coastal policies affected by the project: (See "Index of Policies" Planning Report 30)

- | | |
|---|--|
| <ul style="list-style-type: none"> <input type="checkbox"/> a. bluffs or escarpments <input type="checkbox"/> b. rocky shorefront <input type="checkbox"/> c. beaches and dunes <input type="checkbox"/> d. intertidal flats <input type="checkbox"/> e. tidal wetlands <input type="checkbox"/> f. freshwater wetlands <input type="checkbox"/> g. estuarine embayments <input type="checkbox"/> h. coastal flood hazard areas <input type="checkbox"/> i. coastal erosion hazard area <input type="checkbox"/> j. developed shorefront <input type="checkbox"/> k. islands <input type="checkbox"/> l. coastal waters <input type="checkbox"/> m. shorelands <input type="checkbox"/> n. shellfish concentration areas <input type="checkbox"/> o. general resource <input type="checkbox"/> p. air resources | <ul style="list-style-type: none"> <input type="checkbox"/> a. water dependent uses <input type="checkbox"/> b. ports and harbors <input type="checkbox"/> c. coastal structures & filling <input type="checkbox"/> d. dredging & navigation <input type="checkbox"/> e. boating <input type="checkbox"/> f. fisheries <input type="checkbox"/> g. coastal recreation access <input type="checkbox"/> h. sewer & water lines <input type="checkbox"/> i. energy facilities <input type="checkbox"/> j. fuel, chemicals & hazardous materials <input type="checkbox"/> k. transportation <input type="checkbox"/> l. solid waste <input type="checkbox"/> m. dams, dikes & reservoirs <input type="checkbox"/> n. shellfish concentration <input checked="" type="checkbox"/> o. general development <input type="checkbox"/> p. open space |
|---|--|

If the project is adjacent to coastal waters, is the project water dependent? (See C.G.S. sec. 22a-93)
 YES NO NOT APPLICABLE
 If yes, in what manner?
 Docks, piers, etc _____
 Industrial process or cooling waters? _____
 General public access _____
 Other, please specify: _____

What possible adverse or beneficial impacts may occur as a result of the project? (Attach additional sheet if necessary)
 Beneficial impacts include the allowance of additional height and additional half story which will allow homes to be raised above critical flood heights.
 How is the proposal consistent with all applicable goals and policies of the CAM Act?
 The application decreases the number of potential future residences that could be developed within flood prone areas, and facilitates the raising of homes above the base flood elevation.
 What measures are being taken to mitigate adverse impacts and eliminate inconsistencies with the CAM Act? (Attach additional sheet if necessary)
 N/A

Is there any deed restriction(s) that may prohibit the construction proposed in this application? No
 If yes, list Town Clerk Book & Page reference: _____
 Is any injunction or other litigation pending concerning this property? No
 If yes, include citation: _____




DATED AT STAMFORD, CONNECTICUT, THIS 16th DAY OF October 2013

SIGNED: [Signature]

STATE OF CONNECTICUT ss STAMFORD October 16, 20 13

COUNTY OF FAIRFIELD

Personally appeared Richard W. Fedniss, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

 **MARY KILBANE**
 Notary Public, State of Connecticut
 My Commission Expires June 30, 2016

[Signature: Mary Kilbane]
 Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. #: _____ Received in the office of the Zoning Board Date: _____

By: [Signature]
RECEIVED
 OCT 16 2013
 ZONING BOARD

Revised 01/4/10

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
10/16/2013	20131016	ZB Application Fee		230.00
DATE 10/16/13 VENDOR City of Stamford			TOTAL	230.00

**REDNISS
& MEAD**

LAND SURVEYING | CIVIL ENGINEERING
 PLANNING & ZONING CONSULTING | PERMITTING
 22 FIRST STREET | STAMFORD, CT 06905

PEOPLE'S UNITED BANK 51-7218
 peoples.com 2211

42338

Two Hundred Thirty and no/100

DATE	CHECK NO.	AMOUNT
10/16/13	42338	\$230.00

PAY TO THE ORDER OF
CITY OF STAMFORD
888 WASHINGTON BOULEVARD
STAMFORD CT 06901

ZmeCharge
ZB CSPP-213.33



AUTHORIZED SIGNATURE

⑈042338⑈ ⑆221172186⑆ 0367007411⑈

Susan R. Cullman & John J. Kirby, Jr.
88 Saddle Rock Road
Stamford, CT 06902

October 15, 2013

Norman Cole
Land Use Bureau Chief
City of Stamford
888 Washington Boulevard
Stamford, CT 06901

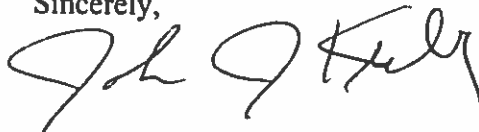
Re: *Saddle Rock Road*
Zone Change and CAM Applications

Dear Mr. Cole:

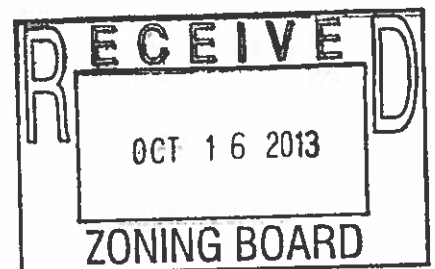
We hereby authorize the office of Redniss & Mead, Inc. (with offices located at 22 First Street), to act as our agent in connection with the above referenced land use approvals. Thank you for your acknowledgment of said authority.

We have been in contact with all of our neighbors whose property is included in the proposed zone change. The owners of 102 Saddle Rock Road are still reviewing the application. All other owners have expressed their support of the application.

Sincerely,



Susan R. Cullman & John J. Kirby, Jr.



FOR PUBLICATION: THE ADVOCATE TWO INSERTIONS:

WED. NOV 20, 2013

WED. NOV 27, 2013

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 will conduct a Public Hearing on Monday, December 2, 2013 at 7:00 p.m., in the Cafeteria, 4th Floor, Government Center Building, 888 Washington Boulevard, Stamford, CT, to consider the

**MAYOR
MICHAEL PAVIA**



Director of Operations
ERNIE ORGERA

Land Use Bureau Chief
Norman F. Cole, A.I.C.P.

**CITY OF STAMFORD
ZONING BOARD
LAND USE BUREAU
888 WASHINGTON BOULEVARD
STAMFORD, CT 06901
Tel: 203.977.4719
Fax: 203.977.4100**

October 25, 2013

Ms. Kristal Kallenberg
Office of Long Island Sound Programs
State Department of Environmental Protection
79 Elm Street
Hartford, CT 06106-5828

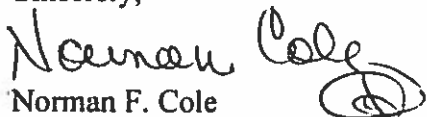
RE: Application 213-33 – Zoning Map Amendment – RICHARD REDNISS, Saddle Rock Road, to rezone approximately 8.35 acres from R-20 to RA-1 located on Saddle Rock Road in a coastal flood area in Block No. 25 (see attached map).

Dear Ms. Kallenberg:

In accordance with Section 22a-103 of the Connecticut General Statutes, we are forwarding the above captioned Map Amendment to the Connecticut Department of Environmental Protection for its advisory report.

A public hearing has tentatively been scheduled for *December 2, 2013*. Referral comments should be filed with the Zoning Board Office by *November 29, 2013*. Please feel free to attend our Public Hearing to present your referral comments.

Sincerely,

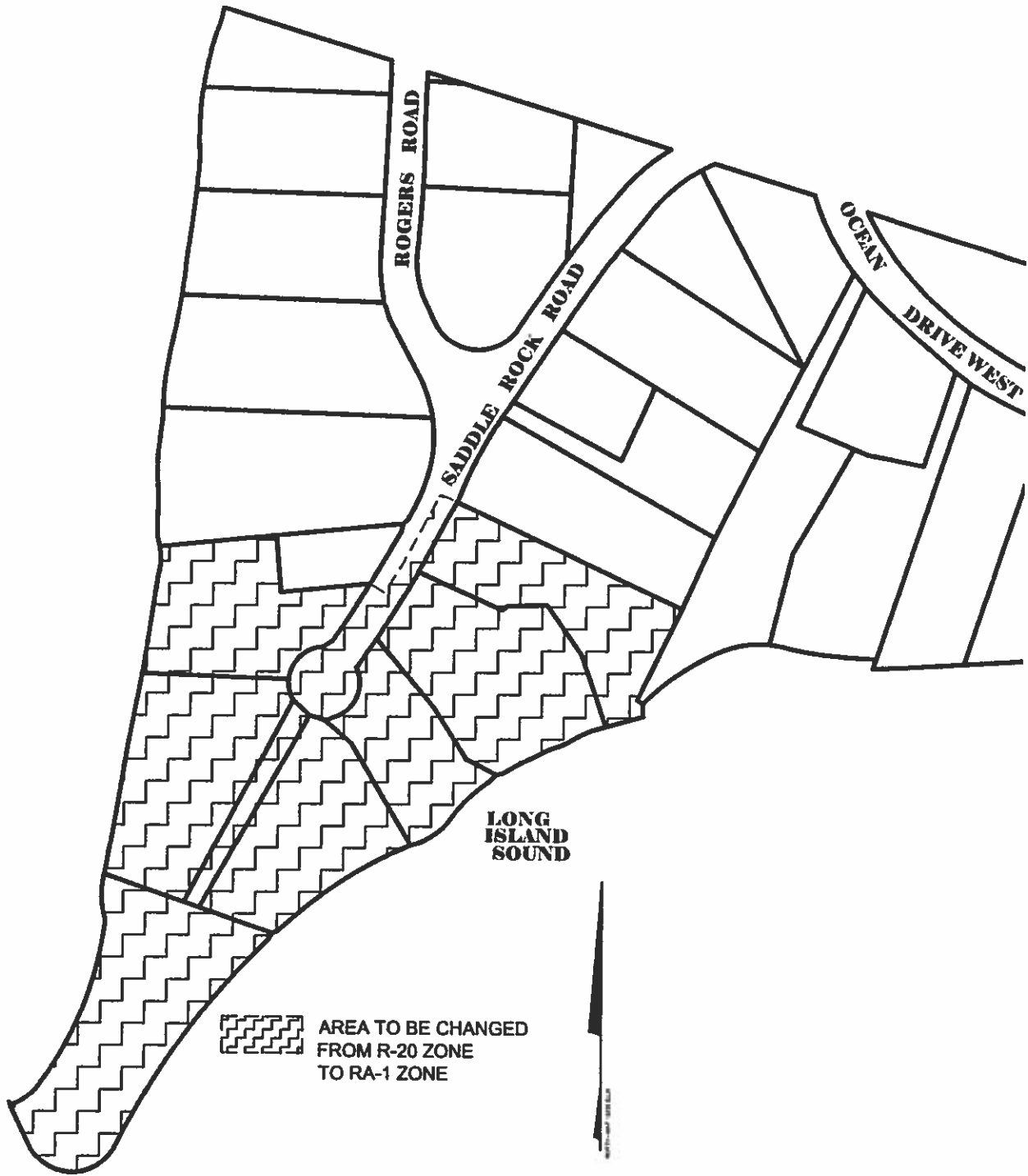

Norman F. Cole
Land Use Bureau Chief

A full copy of the above referenced application is available for review in the Office of the Land Use Bureau 7th Floor, Government Center Building, 888 Washington Boulevard, Stamford, CT during normal business hours.

At the above time and place all interested persons shall be given an opportunity to be heard. The hearing may be continued to such time and place as will be announced by the Zoning Board. The meeting place is accessible to the physically handicapped. Hearing impaired persons wishing to attend this meeting that require an interpreter may make arrangements by contacting the Department of Social Services administration office at 203-977-4050, at least five (5) working days prior to the meeting.

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

Dated at the City of Stamford, CT.,
This 20th day of November, 2013



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



**Legal Notice as it appeared
in the Stamford Advocate
Wed., Nov. 27, 2013**

**Legal Notice as it appeared
in the Stamford Advocate
Wed., Nov. 20, 2013**

Legal Notice
Zoning Board - City of Stamford

APPL. 213-33 Notice is hereby given that the Zoning Board of the City of Stamford, CT will conduct a Public Hearing on Monday, December 2, 2013 at 7:00 p.m., in the Cafeteria, 4th Floor, Government Center Building, 888 Washington Boulevard, Stamford, CT, to consider the following proposed amendment of the Zoning Map of the City of Stamford, CT, upon application of RICHARD W. REDNESS to:

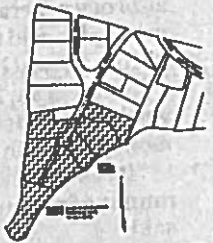
Change to RA-1 "One Family Residence District" properties currently zoned R-20 "One Family Residence District."

All these 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 northerly property line of land of Karen A. Murphy et al and Kathleen A. Murphy (Assessor #003-4166); said land is bound by the following:

Northerly	381' ± by a portion of Saddle Rock Road and said land of Kevin M. Dwyer (Assessor #002-0568), each in part;
Easterly	1,169' ± by land of Ocean Drive West Associates LLC (Assessor #004-2275) and the Long Island Sound;
each in part;	
Southerly	210' ± by Long Island Sound;
Westerly	844' ± by Long Island Sound;
Northerly	167' ± by land of David P. Tunick (Assessor #002-3700);
Easterly	81' ± by land 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	181' ± by the centerline of Saddle Rock Road.

Block Number: 25; Area: 8.35 Acres.

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



A full copy of the above referenced application is available for review in the Office of the Land Use Bureau 7th Floor, Government Center Building, 888 Washington Boulevard, Stamford, CT during normal business hours.

All the above time and place all interested persons shall be given an opportunity to be heard. The hearing may be continued to such time and place as will be announced by the Zoning Board. The meeting place is accessible to the physically handicapped. Hearing impaired persons wishing to attend this meeting that require an interpreter may make arrangements by contacting the Department of Social Services administration office at 203-977-4050, at least five (5) working days prior to the meeting.

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

Dated at the City of Stamford, CT, this 20th day of November, 2013.