

Richard W. Redniss

From: David Tunick [dtunick@tunickart.com]
Sent: Monday, December 02, 2013 6:37 AM
To: Richard W. Redniss
Subject: Re: Map/Zone Change from R-20 to RA-1 (File Number: 213-33)

Rick,

Thank you for explaining the zoning and showing the plans last night. I'm glad I had 45 minutes to attend the meeting.

If I had known as much about the proposed zoning change at the beginning as I do now as a result of what I learned last night, I would have joined the group on Saddle Rock in putting in for the change from half acre to one acre.

David Tunick

On Sun, Dec 1, 2013 at 3:27 PM, Richard W. Redniss <rick.redniss@rednissmead.com> wrote:
Great
I will get there early. I can stop by your house at 430 if it helps .

On Dec 1, 2013, at 3:25 PM, "David Tunick" <dtunick@tunickart.com> wrote:
Thanks, Rich. I'll try to be there at the beginning for a few minutes.

David

On Sun, Dec 1, 2013 at 1:10 PM, Richard W. Redniss <rick.redniss@rednissmead.com> wrote:
Have fun.
If you have anything specific you want discuss or show me I am happy to make a time .

On Dec 1, 2013, at 11:57 AM, "David Tunick" <dtunick@tunickart.com> wrote:
As I indicated a few days ago, I cannot make it. (17 people coming to my house for dinner at 6:00, and we'll be in preparation.)

David Tunick

On Sun, Dec 1, 2013 at 11:38 AM, Richard W. Redniss <rick.redniss@rednissmead.com> wrote:
The meeting will be 5 pm today at susan and johns .
Thank you

On Nov 30, 2013, at 11:26 AM, "Richard W. Redniss" <rick.redniss@rednissmead.com> wrote:

Answers below.

SUBMITTED FOR
PUBLIC RECORD 01-06-1
RY R. REDNISS.

Ray Mazzeo

89

From: Richard W. Redniss
Sent: Monday, January 06, 2014 10:23 AM
To: Ray Mazzeo
Subject: FW: RA1 Zoning Application (Saddle Rock)

From: Stewart Shanley [mailto:stewart.shanley@iris-worldwide.com]
Sent: Thursday, November 28, 2013 8:24 AM
To: Richard W. Redniss
Cc: Susan Cullman; John Kirby
Subject: Re: RA1 Zoning Application (Saddle Rock)

Richard hi

Thanks for this and as discussed on the phone, we at 89 saddle rock road are in full support of Susan and John's plans provided the change does not adversely affect our ability to make additions / design changes to our property in the future and does not make us a non conforming lot.

I am comfortable based on our conversation that this is not the case, in particular with regard to setbacks to adjoining properties

Hope Monday goes well for you

Happy Thanksgiving!

Stewart

Stewart Shanley Joint Chief Executive

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Email: stewart.shanley@iris-worldwide.com

Twitter: @StewieShanley



<http://www.irisnation.com>

Iris Worldwide

632 Broadway, 5th floor, New York 10012

*Allen and Eleonora Silverman
123 Saddle Rock Road
Stamford, Connecticut 06902*

January 6, 2014

City of Stamford
Zoning Board
888 Washington Blvd
Stamford, CT 06902

RE: Saddle Rock Road

To Whom This May Concern:

The letter is to express of our support of the RA-1 zone change application for the homes at the end of Saddle Rock Road. As most people know Hurricane Sandy had a devastating effect to our property causing the entire first floor to be destroyed.

We have spoken to several of our neighbors and understand from Susan Culman that the extra height and additional half story to help raise their new house above the flood elevations would be a benefit to the current homeowner and future homeowners in the area. We believe that RA1 Zoning will help increase and protect our property values.

The one issue that I want to certain of is if that if the Zoning is approved that there will be no subdivisions permitted on our neighboring properties. We will actively oppose any subdivision of either of the two lots that about our "RIGHT OF WAY." The "RIGHT OF WAY" is decided to our property. Neither property has the right to use our "RIGHT OF WAY" to intensify their use of their lots.

If you have any further questions please don't hesitate to call me at 212-308-9000

Yours Truly,



Allen Silverman

88/74

January 6, 2014

Dear Mr. Chairman and Members of the City of Stamford Zoning Board:

My wife, Susan Cullman, and I wish to apologize for our inability to attend this continued hearing to upzone the area at the end of Saddle Rock Road.

We are away with my 94 year old mother in law who has temporarily left her home on High Ridge Road in North Stamford to spend time in Jamaica as she has done for the last 50 years. Given her age, the family tries to have one of her children with her during her stay. It is our privilege to be doing so now, but it does cost us the opportunity to be here tonight. I have asked Mr. Redniss to read this letter into the record.

This application was filed on behalf of a group of Saddle Rock Road owners. Our neighbors, the Silvermans (123), the Chrusts (107), and the Shanleys (89) are in full support.

The Murphys (68) were told of the neighborhood plan on the weekend of October 5 and enthusiastically endorsed it. As you know, they later changed their position. We certainly hope that their more considered reflection will cause them to rejoin.

David Lu and Nancy Tom (102), as represented by Dan Benjamin, requested additional time to study the matter before committing either way.

We live in a flood zone. Sandy created a great deal of property damage on Saddle Rock Rd. Our present home at 88 Saddle Rock sits between 74 and 102, both of which were substantial homes built in the early part of the 20th century. Both homes did not survive Sandy. 74, owned by the Rich Estate, had a sale in contract prior to Sandy, but the new potential owners walked away after seeing the damage. 102 appears to be abandoned. It is boarded up and no post storm repairs have even been attempted after over a year.

Our home at 88, which was built in 1992 to the then required elevation, survived and no water entered our home directly from the storm surge. However, for the first time, we had interior damage from sea water rising through the crawl space. We also

had extensive damage done to our pool and landscaping as shown in the pictures submitted at the prior hearing.

After their pre Sandy sale fell through, the Rich estate asked if we were interested in buying the property. We consulted with Redniss&Mead (R&M) and Roberge Associates Coastal Engineers, LLC (RACE) and concluded that it would be possible to build a home in place of the destroyed Rich home which would be safe. It would require careful design to raise the grade of the property to provide height, good drainage, and aesthetics for the house and the neighborhood. The Murphy house next door suffered no damage so we thought we should emulate what they had done. Our house would also have to be built higher than the minimum required by the new FEMA/Stamford elevations. We decided to purchase the property with the intention of erecting a beautiful New England shingle house for our family, specifically situated and designed to survive future storms.

Prior to designing our home or making any zoning application we had talked to a number of people with knowledge of the neighborhood and shared experiences in past storms. We concluded that there might be some general cooperative measures that all of us might agree upon to protect our homes and property.

We invited our neighbors to listen to R&M and RACE and to consider retaining them to advise all of us on projects which might be beyond any individual property owner's capabilities. Most notably was the utility of the desolate jetty at the end of Stamford Avenue, which old timers said had served a very useful dispersion purpose in decades past. Prior to Sandy, we personally rebuilt the jetty by our home at 88, which had fallen into disrepair, we realized that rebuilding the jetty off of Stamford Avenue would be a more costly proposition and wanted to learn of that would be a good protective measure for the larger neighborhood.

Some dozen neighbors attended the meeting and several were interested in the study and agreed to help defray the preliminary study costs. (The Murphy sisters and Nancy Tom attended the neighborhood meeting but refused to contribute.) My wife and I have paid the bills to date, others will contribute as well. This project is an effort to study and make recommendations on both the harbor and the sound side and it is ongoing. This is by its nature a community plan and stands apart from our own property improvement.

We also retained R&M, RACE, architect John Fifield and landscape architects DeVore and Associates to assist us in designing our home at 74. All have extensive experience in coastal building and flood environments on the Sound. Their assignment was straightforward: design a home and property that will be safe and beautiful in these challenging conditions. Everyone knew there would be an extensive analysis of the proposed construction by the City as part of the Coastal Area Management approval process. This analysis is welcomed and embraced.

Our intention is to sell our present 88 home. The new owners will be our neighbors. Our other immediate neighbor is the Murphy home. We want all three properties to benefit from our plan. The furthest thing from our minds is any action to increase the risk for anyone. We have been advised that a combination of drainage devices and other features in the design will produce a safe result which Stamford will approve and endorse. We do not want any harm to come to other area properties as the result of our building a home where one stood for so many decades.

The RA-1 zoning application itself is designed to achieve two major objectives: allow sufficient height to have a safe attractive home and ensure that no increase in density would be allowed via subdivision of any of the oversized R20 lots. All experts tell us that the one indispensable feature of any new flood zone construction is to raise the elevation. Raising the level of the first floor requires a combination of land and hardscaping to bring the first habitable floor to an acceptable level above the new FEMA/Stamford minimums. This in turn requires the height of the home to be higher than before. One acre zoning addresses both objectives for the end of Shippan Point. The destroyed home at 102 will also benefit when it gets rebuilt. Other homes could be raised out of harms way as well, should they choose to do so.

The Murphy home was safe in Sandy because it was built high. Indeed it is already higher both on the first floor and overall than anything else in the neighborhood.

The Murphys' were smart to figure out a way to achieve that result in the restrictive half acre zoning. In fact, following Sandy they gave my wife a tour of their basement and talked extensively about how they had planned their home to be safe from storms.

How that was done by the Murphys' and the great height achieved under the R-20 zoning is not the subject of this rezoning application. Suffice it to say that if the one acre zoning application is granted, the Murphy construction will be more in compliance with the new zoning.

It would be utterly foolish to increase the density in this coastal flood prone area. I am astounded that the owners of the derelict 102 property would even suggest it given their intimate knowledge of the effects of the storms.

I would hope that the Murphys' would welcome other homes in the area to take advantage of height that their own home so concretely demonstrates. We hope that all of our neighbors will take steps to ensure their and the neighborhood's future safety. We also hope that our home will enhance the value of all other properties in the area both in financial and aesthetic terms. We look forward to submitting our CAM application to the Zoning Board in the near future.

We have been told that the Zoning Board has previously up zoned lots at the ends of the other two southerly peninsulas in Stamford and we respectfully request that you now do the same for Shippan.

Thank you.

Susan Cullman and John Kirby

Richard W. Redniss

10/12/13
e-mail

From: Susan Cullman [susan@srcjk.com]
Sent: Saturday, October 12, 2013 2:34 PM
To: Chrusti, Sharon and Steve; Murphy, Karen; Murphy, Karen & Kathleen; Shanley, Stewart; Shanley, Stewart and Rachel; Silverman, Elie 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 (Chrusti)
- 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



LAND SURVEYING | CIVIL ENGINEERING | PLANNING & ZONING CONSULTING | PERMITTING

December 20, 2013

James Lunney III
Zoning Enforcement Officer
888 Washington Boulevard
Stamford, CT 06901

Re: ZB 213-33
Saddle Rock Road - Stamford, CT

Dear Mr. Lunney,

We are writing to confirm that any of the existing lots being proposed to be changed from R-20 to RA-1 (see attached) that would become nonconforming with regard to lot area, lot size, and/or frontage would not require a variance for additions, renovations, redevelopment, or other allowable improvements provided that any such improvements conform to the height, setback, coverage, use, and parking regulations of the RA-1 Zone. Any proposed improvements that conform to the RA-1 standards follow the same permitting process as they would if still in the R-20 Zone or if the lot met the size and frontage standards (i.e., Building Department, Engineering, CAM, etc.).

The only effective differences created by this R-20 to RA-1 Zone Change are increases in the rear yard setback, height, and stories: 50 to 60 feet, 30 to 35 feet and 2½ to 3 stories; respectively. Standards for coverage, front and side yards remain the same. Increases in the circle diameter requirement (i.e., 100 to 125 feet for frontage lots, and 120 to 150 feet for accessway lots per Section 7-0) have no impact on improvements for existing lots.

Please confirm your agreement by signing below.

Sincerely,

Richard W. Redniss, AICP

Enclosure: Zone Change Map

Signed and Agreed:

James Lunney III
Zoning Enforcement Officer

1/2/2014
Date

SECTION 7.1 - FLOOD PRONE AREA REGULATIONS (210-24)

A. PURPOSE

The purpose of this Section is to implement comprehensive flood prone area regulations that promote the health, safety and welfare of the general public, that limit public and private property losses and diminish expenditures of public money for costly flood protection projects and relief efforts, and that minimize prolonged governmental and business interruptions. This Section is specifically intended to:

1. Regulate those uses that are dangerous to the health, safety and welfare of the public;
2. Regulate those uses that are threatened by the action of flood waters, velocity or erosion hazards or increase the potential for damages caused by increased flood heights, velocities or erosion hazards;
3. Require that uses vulnerable to floods be protected against flood damage at the time of initial construction or when substantially improved;
4. Control the alteration of natural floodplains, stream channels and natural protective barriers that act to accommodate flood waters or moderate their potentially erosive actions;
5. Prevent or regulate the construction of flood barriers that will unnaturally divert flood waters or increase flood hazard to other lands.
6. Minimize dangers to public health by protecting water supplies and natural drainage
7. Insure that potential home buyers, property owners and other citizens are adequately notified that property is situated in a flood hazard area.

B. DEFINITIONS

The following special definitions apply only to this Section 7.1:

1. Base Flood means the flood having a one percent chance of being equaled or exceeded in any given year (also referred to as the One Hundred (100) Year Flood).
2. Base Flood Elevation (BFE) means the elevation of the crest of the base flood or 100-year flood. The height in relation to mean sea level expected to be reached by the waters of the base flood at pertinent points in the floodplains of coastal and riverine areas.
3. Basement means an area of a building having its floor sub-grade (below ground level) on all sides.
4. Breakaway Wall means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or the supporting foundation system.

7.1

increased by man-made or natural causes. This Section does not imply or guarantee that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damages. This Section shall not create liability on the part of the City of Stamford or on the part of any officer or employee thereof for any flood damages that result from reliance on this Section or any administrative decision lawfully made there under.

D. PROVISIONS FOR FLOOD HAZARD REDUCTION

1. Provisions Applicable to All Special Flood Hazard Areas.

a. Base Flood Elevation and Floodway Data. The Zoning Board and Environmental Protection Board shall utilize the base flood elevation and floodway data provided by the Federal Emergency Management Agency as criteria in evaluating all permit applications.

b. Streams Without Established Base Flood Elevations, Floodways and/or Flood Mapping.

- The Zoning Board and the Environmental Protection Board shall obtain, review and reasonably utilize any base flood elevation and floodway data available from Federal, State or other sources, as criteria for requiring that new construction, substantial improvements or other development in any area of potential, demonstrable or historical flooding within the City of Stamford meets the standards of Section 7.1.
- In A zones where base flood elevations have been determined, but before a floodway is designated, no new construction, substantial improvement, or other development (including fill) shall be permitted which will increase base flood elevations more than one-tenth of one foot (0.1 foot) at any point along the watercourse when all anticipated development is considered cumulatively with the proposed development.
- Floodway data may be requested of an applicant for watercourses without FEMA-published floodways. When such data is provided by an applicant or whenever such data is available from any other source, the Zoning Board or Environmental Protection Board shall adopt a regulatory floodway based on the principal that the floodway must be able to convey the waters of the base flood without increasing the water surface elevation more than one (1) foot at any point along the watercourse.

c. Carrying Capacity Maintained. In any portion of a watercourse which is altered or relocated, the flood carrying capacity shall be maintained.

d. Federal, State and Local Permits Required. The applicant shall certify in writing that all necessary permits have been received from those governmental agencies from which approval is required by federal, state or local law, including Section 404 of the Federal Water Pollution Control Act, as amended.

e. Structures Already in Compliance. A structure already in compliance with the provisions of Section 7.1 FLOOD PRONE AREA REGULATIONS shall not be made non-compliant by any alteration, repair, reconstruction or improvement to the structure.

f. New Construction and Substantial Improvements.

- (1) All structures. All new construction and substantial improvements (including the placement of prefabricated buildings) shall comply with the following requirements:
- (a) be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
 - (b) be constructed with materials resistant to flood damage;
 - (c) be constructed by methods and practices that minimize flood damage.
 - (d) be installed using methods and practices which minimize flood damage, including providing adequate access and drainage.
 - (e) electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
 - (f) new and replacement potable water systems shall be designed to minimize or eliminate infiltration of flood waters into the system.
 - (g) new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems to flood waters.
 - (h) on-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding. In no case shall any component of a septic system be situated within the area subject to inundation by a 25-year frequency flood (four percent annual chance flood).
 - (i) if any portion of a structure lies within the Special Flood Hazard Area (SFHA), the entire structure is considered to be in the SFHA. The entire structure must meet the construction requirements of the flood zone. The structure includes any attached additions, garages, decks, sunrooms, or any other structure attached to the main structure. Decks or porches that extend into a more restrictive flood zone will require the entire structure to meet the standards of the more restrictive zone.
 - (j) if a structure lies within two or more flood zones, the construction standards of the most restrictive zone apply to the entire structure (i.e., V zone is more restrictive than A zone; structure must be built to the highest BFE). The structure includes any attached additions, garages, decks, sunrooms, or any other structure attached to the main structure. (Decks or porches that extend into a more restrictive zone will require the entire structure to meet the requirements of the more restrictive zone.)
 - (k) new construction, substantial improvements and repair to structures that have sustained substantial damage cannot be constructed or located entirely or partially over water unless it is a functionally dependent use or facility.

g. No Increase in the Base Flood Elevation (Equal Conveyance). Within the floodplain as designated on the Flood Insurance Rate Map (FIRM), encroachments resulting from filling, new construction or substantial improvements involving an increase in footprint of the structure, are prohibited unless the applicant provides certification by a licensed professional engineer registered in the State of Connecticut demonstrating, with supporting hydrologic and hydraulic analyses performed in accordance with standard engineering practice, that such encroachments shall not result in any (0.00 feet) increase in the water surface elevation of the base flood, as defined in the Flood Insurance Study, Fairfield County, Volume 6 of 6, effective date June 18, 2010. Work within the floodplain and the land adjacent to the floodplain, including work to provide compensatory storage shall not be constructed in such a way so as to cause an increase in flood stage or flood velocity. The requirements of this paragraph shall not apply to encroachments within those areas of the floodplain which are tidally influenced.

h. Compensatory Storage. The water holding capacity of the floodplain, as designated on the Flood Insurance Rate Map (FIRM), shall not be reduced, based on the floodplain capacity in existence as of the date of the hydrologic and hydraulic analyses used to determine the applicable base flood elevation, as cited in the report entitled "Flood Insurance Study, Fairfield County, Effective Date June 18, 2010". Any reduction caused by filling, new construction or substantial improvements involving an increase in footprint to the structure, shall be compensated for by deepening and/or widening of the floodplain. Storage shall be provided on-site, unless easements have been gained from adjacent property owners; it shall be provided within the same hydraulic reach and a volume not previously used for flood storage; it shall be hydraulically comparable and incrementally equal or greater than the theoretical volume of flood water at each elevation, up to and including the 100-year flood elevation, which would be displaced by the proposed project. Such compensatory volume shall have an unrestricted hydraulic connection to the same waterway or water body. Compensatory storage can be provided off-site if approved by the municipality. The requirements of this paragraph shall not apply within those areas of the floodplain which are tidally influenced.

(2) Residential structures. All new construction and substantial improvements of residential structures within a special flood hazard area shall have the lowest floor (including basement) elevated to or above the minimum elevation standard.

(3) Non-residential structures. All new construction and substantial improvements of non-residential structures within a special flood hazard area shall:

- (a) have the lowest floor (including basement) elevated to or above the minimum elevation standard; or
- (b) together with attendant utility and sanitary facilities, be designed so that below the minimum elevation standard, the structure is water tight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy.

7-1

T - COASTAL AREA MANAGEMENT REGULATIONS

All buildings, uses and structures fully or partially within the coastal boundary as defined by Section 22a-94 of the Connecticut General Statutes (CGS) entitled "The Coastal Management Act" and as shown on the Official Coastal Boundary Map of the City of Stamford shall be subject to issuance of coastal site plan review approval pursuant to the requirements and procedures established in C.G.S. Section 22a-109 and these regulations. The requirements of this section shall be in addition to other requirements of these Regulations.

General Procedures

1. Applications submitted for coastal site plan review shall contain the information requested on the City of Stamford Coastal Site Plan Review Application form.
2. The coastal site plan application shall include all information required in Sections 22a-105 and 106 of the Connecticut Coastal Management Act in addition to the other required information.
3. The reviewing board may require additional supporting facts or documentation that it finds necessary to assist in a fair evaluation of the proposal.
4. Issuance of coastal site plan approval shall be deemed to authorize only the buildings, landscaping, uses and other features shown on the site plan and described in the application, subject to such conditions that may be imposed by the reviewing board. Any changes to approved plans shall require further approval of the reviewing board unless exempted by these regulations.
5. Applications for coastal site plan review may be referred to any other appropriate agency for review and recommendation.
6. The Zoning Board may at its discretion hold a public hearing on any application for coastal site plan approval.
7. Where approval is required pursuant to this Section no zoning permit shall be issued by the Zoning Enforcement Officer except upon approval of the coastal site plan by the reviewing board as set forth by these regulations and then only in conformity with the approved coastal site plan.
8. Any coastal site plan approval for which a full building permit has not been issued within one (1) year from the approval date shall become null and void, provided that the reviewing board upon timely application and good cause shown, may grant not more than three (3) one-year extensions of the expiration date. Notwithstanding the foregoing, for projects intended to be constructed in phases and comprising more than 100,000 square feet of gross floor area or more than five (5) acres of land, the Zoning Board may authorize at the time of initial coastal site plan approval a timetable with longer intervals of time within which building permits may be secured, as it deems reasonably necessary to complete the project. (95-002)

9. Reasonable fees for review of coastal site plans may be set and amended by the reviewing board.
10. Exemptions The following activities are hereby exempted from the requirements of this Section:
 - a. Activities conducted for the specific purpose of conserving or preserving soil, vegetation, water, fish, shellfish, wildlife and other coastal land and water resources.
 - b. Additions and/or modifications to existing principal buildings or detached accessory buildings such as garages and utility sheds meeting the following criteria:
 - (1) The gross floor area of the addition shall not exceed two-thousand five-hundred (2500) square feet and shall not increase existing gross floor area by more than twenty-five percent (25%) and shall not increase total building coverage area by more than twenty-five percent (25%).
 - (2) The addition is not proposed on a lot containing or immediately adjacent to coastal waters or any tidal wetlands, coastal bluffs and escarpments, beaches and dunes as defined in Section 22a-93 (7) C.G.S., or located within one hundred feet (100') of any such tidal wetlands, coastal bluffs and escarpments, beaches and dunes.
 - (3) The affected structure is not located within a designated flood hazard area as defined in Section 7.1 D.
 - (4) The addition and/or modification shall not result in a change in use of the building or property.
 - c. Minor modifications to existing buildings or detached accessory buildings such as garages and utility sheds meeting the following criteria:
 - (1) Interior modifications that do not result in a change in use of the building or property.
 - (2) Exterior modifications that do not substantially alter the existing height, bulk or facade of the building or structure nor in any other way degrade visual quality as defined in C.G.S. Section 22a-93 (15) (f), for properties containing or immediately adjacent to coastal waters or any tidal wetlands, coastal bluffs and escarpments, beaches and dunes as defined in Section 22a-93 (7) C.G.S., or when such construction is located within one hundred (100) feet of any such tidal wetlands, coastal bluffs and escarpments, beaches and dunes, or when such construction is located within a designated flood hazard area as defined in Section 7.1 D.
 - d. Construction of new or modification of existing structures incidental to the enjoyment and maintenance of residential property including but not limited to driveways, swimming pools, tennis courts, docks and detached buildings, provided that the affected property does not contain and is not within one-hundred (100) feet of coastal waters or any tidal wetlands, coastal bluffs, escarpments, beaches or dunes as defined in Section 22a-93 (7)

C.G.S., and the affected structure is not located within a designated flood hazard area as defined in Section 7.1 D.

e. Construction of new or modification of existing on-premise fences, walls, pedestrian walks and terraces, underground utility connections, essential electric, gas, telephone, water and sewer service lines, signs and such other minor structures as will not substantially alter the natural character of coastal resources as defined in C.G.S. Section 22a-93 (7) or restrict access along a public beach.

f. Construction of an individual conforming one family structure except on properties containing or immediately adjacent to coastal waters or any tidal wetlands, coastal bluffs and escarpments, beaches and dunes as defined in Section 22a-93 (7) C.G.S., or when such construction is located within one hundred (100) feet of any such tidal wetlands, coastal bluffs and escarpments, beaches and dunes, or when such construction is located within a designated flood hazard area as defined in Section 7.1 D.

g. Minor changes in use of a building, structure or property except those changes occurring on property adjacent to or abutting coastal waters.

11. The foregoing exemption categories shall apply to coastal site plan reviews performed in association with the following site plans, plans, referrals and applications:

a. Site plans submitted to the Zoning Board in accordance with Section 22a-109 of the Connecticut General Statutes, and these regulations.

b. Applications for a special exception submitted to the Zoning Board or Zoning Board of Appeals in accordance with Section 8-2 of the Connecticut General Statutes and Section 19 of these regulations.

c. Applications for a variance submitted to the Zoning Board of Appeals in accordance with subdivision (3) of Section 8-6 of the Connecticut General Statutes and Section 19 of these regulations.

d. A referral of a proposed municipal project to the Planning Board in accordance with Section 8-24 of the Connecticut General Statutes and Section 523 of the Stamford Charter.

12. **Coordination of Review.** Coastal site plan approval issued by the Zoning Board of Appeals, pursuant to approval of a variance for a single-family or two-family property or for a special exception, shall be deemed to be final coastal site plan review and no further coastal site plan review shall be required by the Zoning Board, provided the property does not contain and is not within one-hundred (100) feet of any coastal waters, tidal wetlands, coastal bluffs, escarpments, beaches, or dunes as defined in Section 22a-93 (7) C.G.S., and provided that no affected structure is located within a designated flood hazard area as defined in Section 7.1 D. (80-014; 83-009; 86-018; 203-31)

MEMORANDUM

TO: Rick Redniss
FROM: Ray Redniss
PROJECT: #7683A

DATE: 26 November 2013
RE: Building height 68 Saddle Rock Rd.

Pursuant to the client's request, and in keeping with their expressed sensitivity to neighboring building heights, while in the process of preparing the Property & Topographic Survey of the 74 Saddle Rock Road parcel, we also obtained the elevations of the finished floor, roof peak and eave of 68 Saddle Rock Road. The elevations were obtained using our remote laser from survey control base points in the road. The accuracy of the elevations obtained are generally to the nearest tenth of a foot, but to be conservative, consider them as +/- one tenth (+/-0.10) of a foot.

All elevations are based on North American Datum of 1988 (NAVD88):

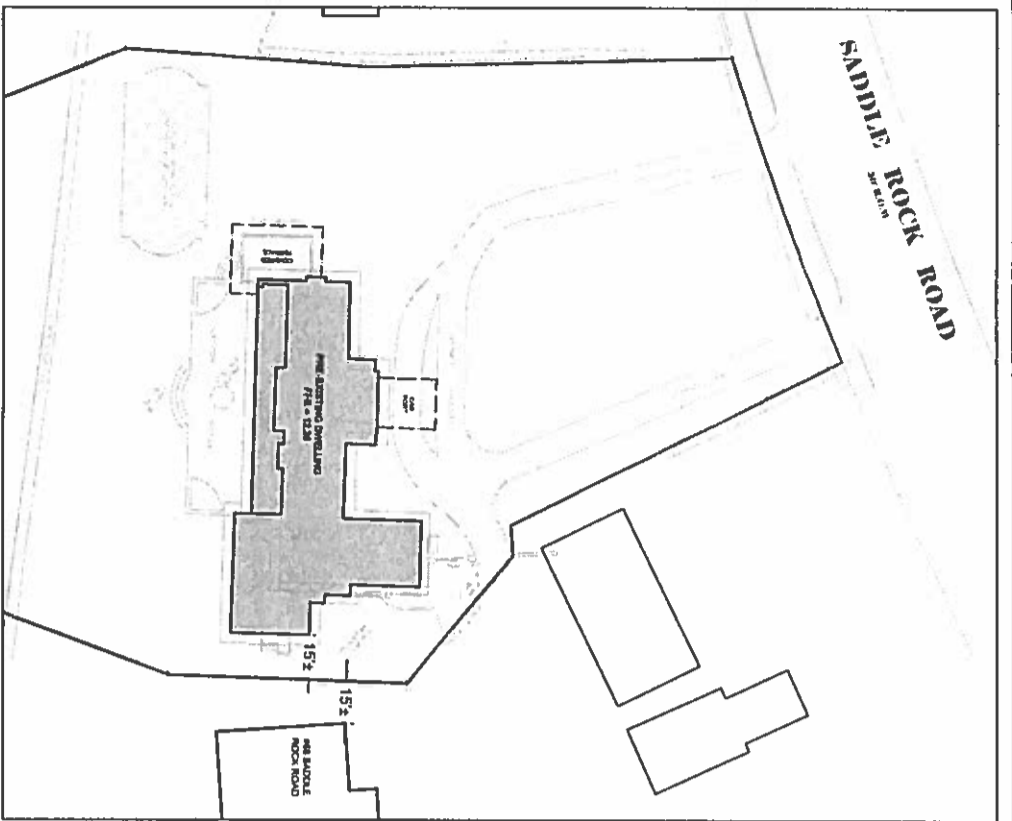
The peak elevation of the upper roof section is 51.1
The eave elevation of the upper roof section is 44.8
The eave elevation of the lower roof section is 37.5
The finished floor elevation is 18.5

For the purpose of determining average grade, I reviewed the topography on the survey you provided, which I believe is a photocopy of that which is in the ZBA records as part of a variance application. That survey was prepared using the National Geodetic Vertical Datum of 1929 (NGVD29), so to translate those elevations to NAVD88, I subtracted 1.1 from each spot grade. As a check, I compared the resultant elevations with those of our survey of #74 and found them to be consistent. There are several spots noted on the record survey, as well as some ground contours. Utilizing those in proximity to the building footprint, I calculate an average grade of approximately 9. I consider this elevation conservatively high as most of the spots are between 8.6 and 8.9 when transposed to the current datum.

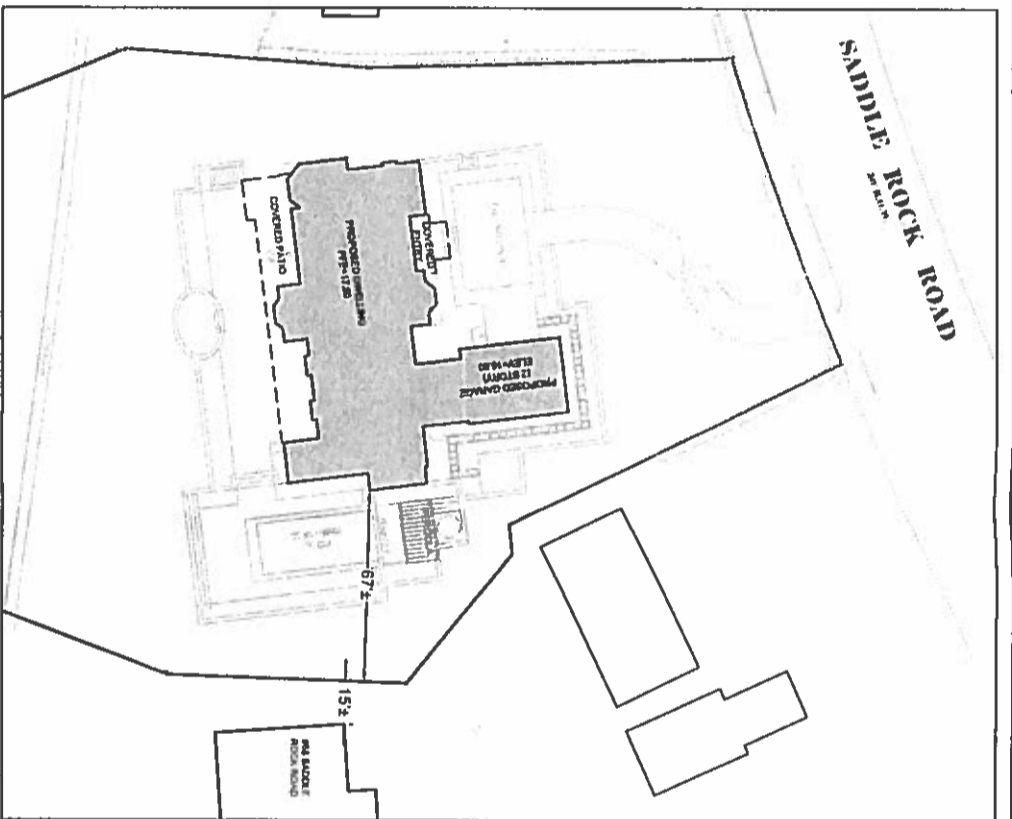
Using elevation 9 as an average grade, and then allowing for 3 feet of fill (see Definition 16.b) we get a base elevation of 12. Using the obtained elevations of the roof peak and the associated eave we compute the mean roof elevation to be 47.9. The building height, therefore, is computed to be 35.9 feet. Although not how the definition has been interpreted in the past, if the mean were determined using the lower eave elevation of 37.5, the mean roof level would be at 44.3 and the consequent building height would be 32.3 feet.

I trust the foregoing is helpful.

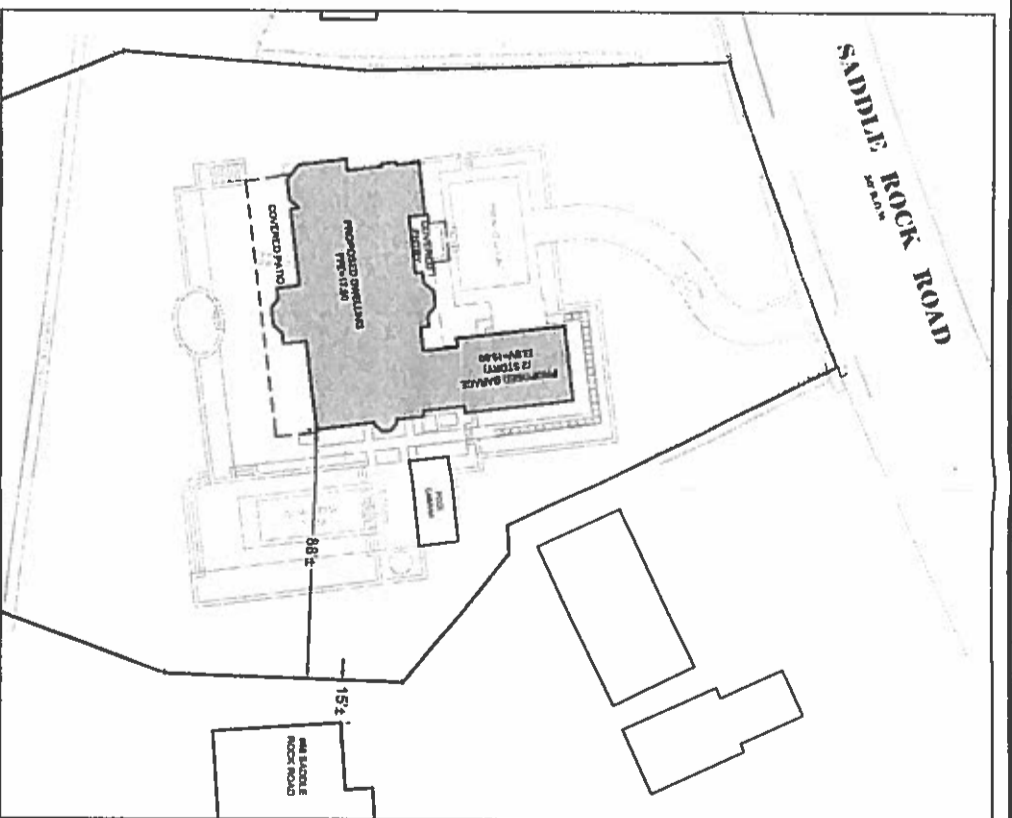

Raymond L. Redniss, PLS



PRE-EXISTING CONDITIONS
5,114 SF



PROPOSED CONDITIONS
R - 20 ZONE
6,201 SF



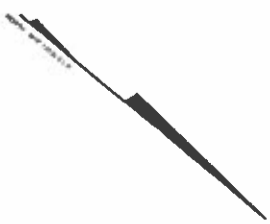
PROPOSED CONDITIONS
RA - 1 ZONE
5,339 SF

LOT 74 - 54,086 SF
 x 15% = 8,113 SF ALLOWABLE BUILDING COVERAGE
 x 2.33 = 18,903 SF ALLOWABLE FLOOR AREA OVER 7'-4" TALL



ENCLOSED LIVABLE SPACE FOOTPRINT, INCLUDING
 2ND FLOOR, OCCUPIED OVERHANGS

NOTE: ROOF EAVES, OPEN TERRACES, AND
 DETACHED ACCESSORY STRUCTURES
 ARE NOT SHADED OR IN THE S.F. CALCULATION.



1	REVISION	ISSUED DATE
1	11/19/13	ORIGINAL ISSUE DATE
No.	Date	Description

DEMONTATION SITE PLAN
 DEPICTING
74 SADDLE ROCK ROAD
 STAMFORD, CT
 PREPARED FOR
CULLMAN & KIRBY RESIDENCE

SCALE: 0 10 20 40
 FEET
 DRAWN BY: VPM
 CHECKED BY: []

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DATE: 11/19/13
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