

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.

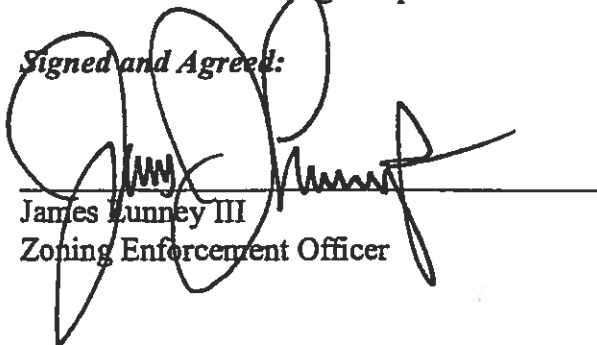
Sincerely,



Richard W. Redniss, AICP

Enclosure: Zone Change Map

*Signed and Agreed:*



James Lunney III  
Zoning Enforcement Officer

Date

1/2/2014