

Gorenflo, Deborah

From: Ray Mazzeo <R.Mazzeo@rednissmead.com>
Sent: Thursday, December 19, 2013 4:39 PM
To: Gorenflo, Deborah; Killeen, David
Cc: Richard W. Redniss
Subject: App 213-33 - RA1 Zone Change
Attachments: ZB App 213-33 - Presentation Boards 12-2-13.pdf; ZB App 213-33 - Alternate Zone Change Map & Description.pdf

Deb, as discussed, attached are digital files of the presentation boards from the hearing.

Also attached is the alternate zone change map and description, submitted at the hearing. The map and description depict the removal of 68 Saddle Rock Road from the change area, should the Board choose to approve it this way.

Please let us know if you need anything further.

Thanks

Raymond R. Mazzeo

203-327-0500 [x5141]

REDNISS

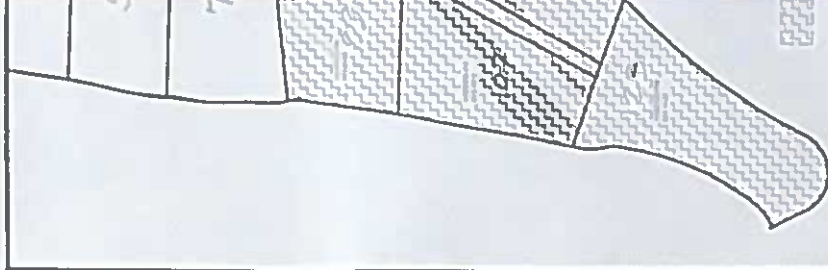
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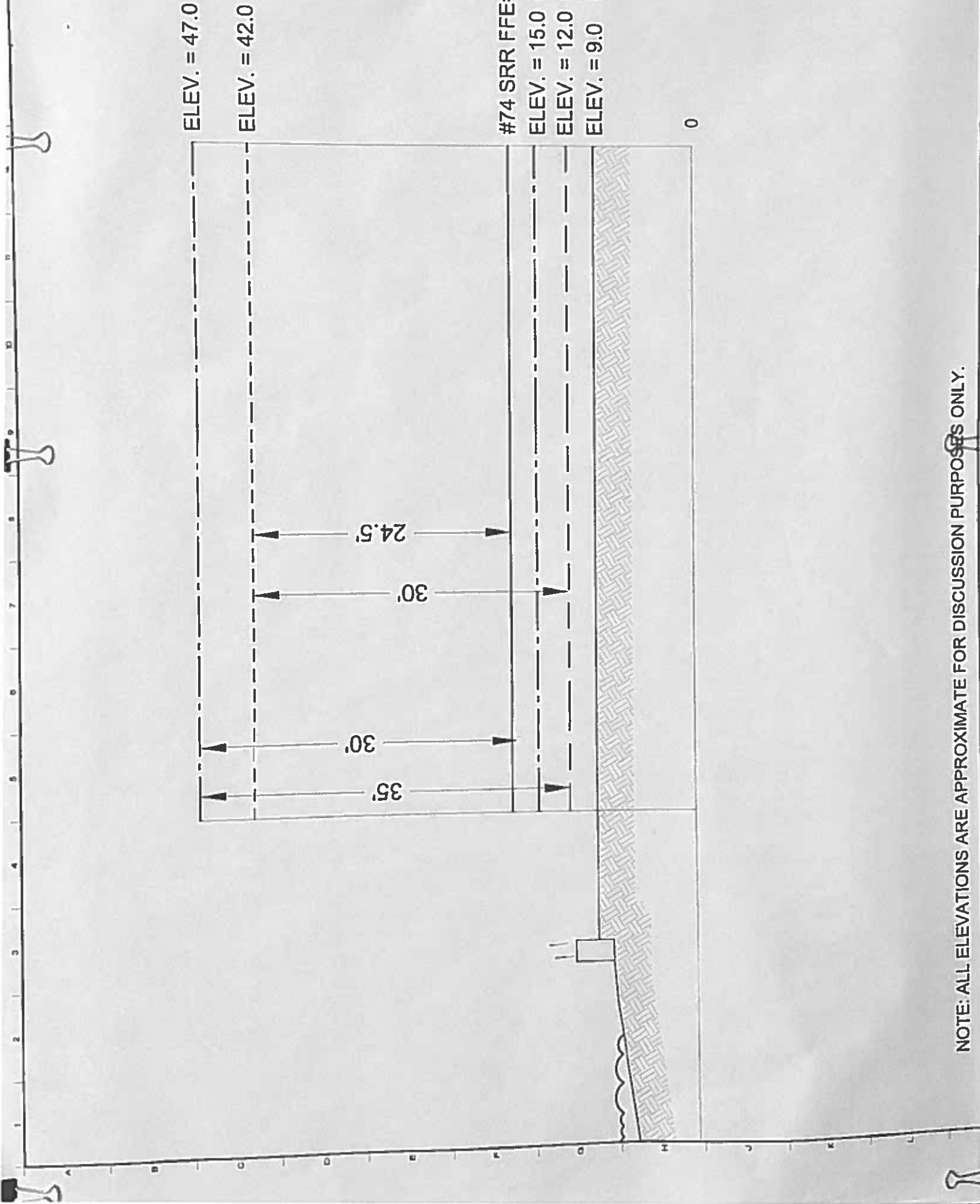


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Redniss & Mc
 74 Seddin Rock Road, Stamford, CT
 1" = 100'-0"
 0' 0" 10' 0" 20' 0" 30' 0" 40' 0" 50' 0" 60' 0" 70' 0" 80' 0" 90' 0" 100' 0"





ELEV. = 47.0

ELEV. = 42.0

#74 SRR FFE=

ELEV. = 15.0 (

ELEV. = 12.0 (

ELEV. = 9.0 (

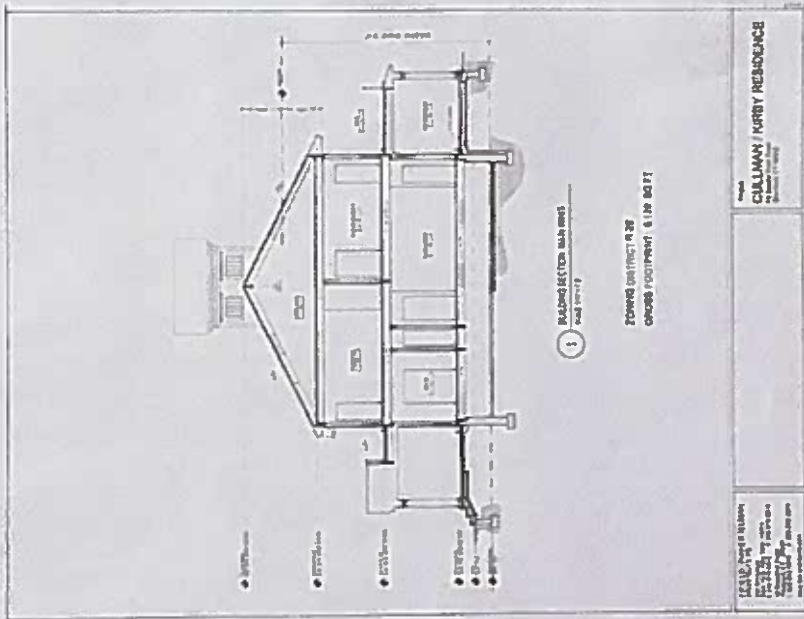
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NOTE: ALL ELEVATIONS ARE APPROXIMATE FOR DISCUSSION PURPOSES ONLY.



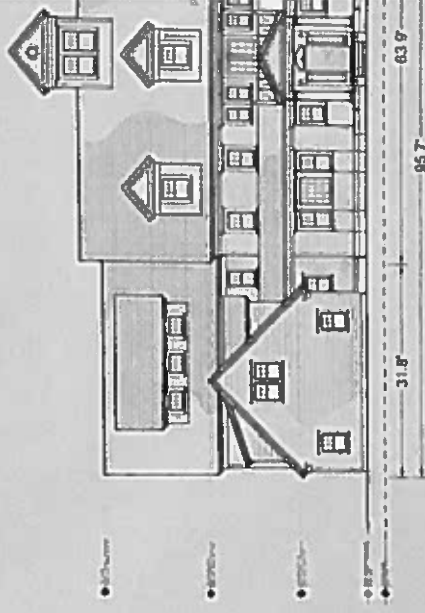
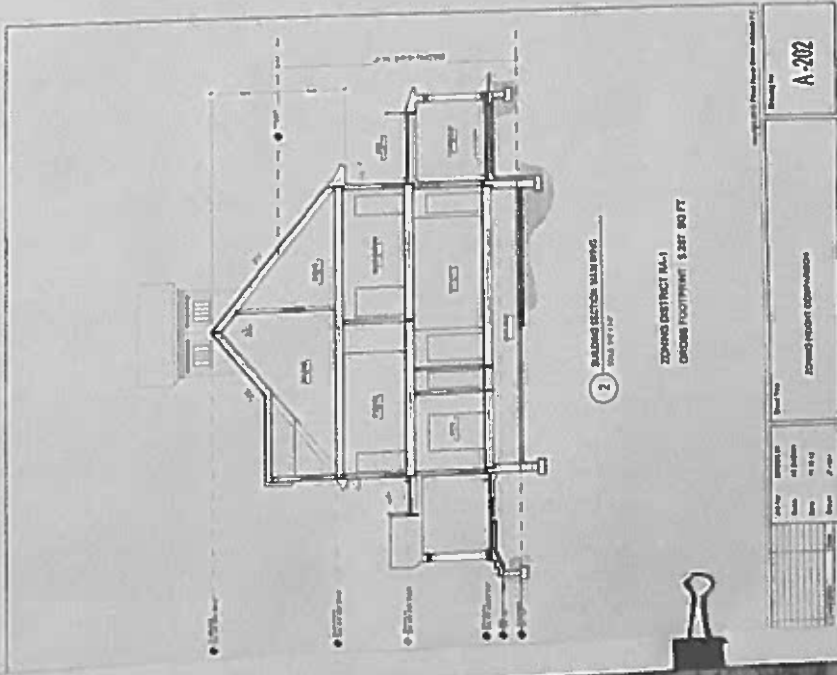
1 2 3 4 5

A B C D E F G H I J K L



PROPOSED COND
R - 20 ZONE





PROPOSED CONDITION RA - 1 ZONE



PRE-EXISTING CONDITIONS
6,446 SF



PROPOSED CONDITIONS
R - 20 ZONE
6,201 SF

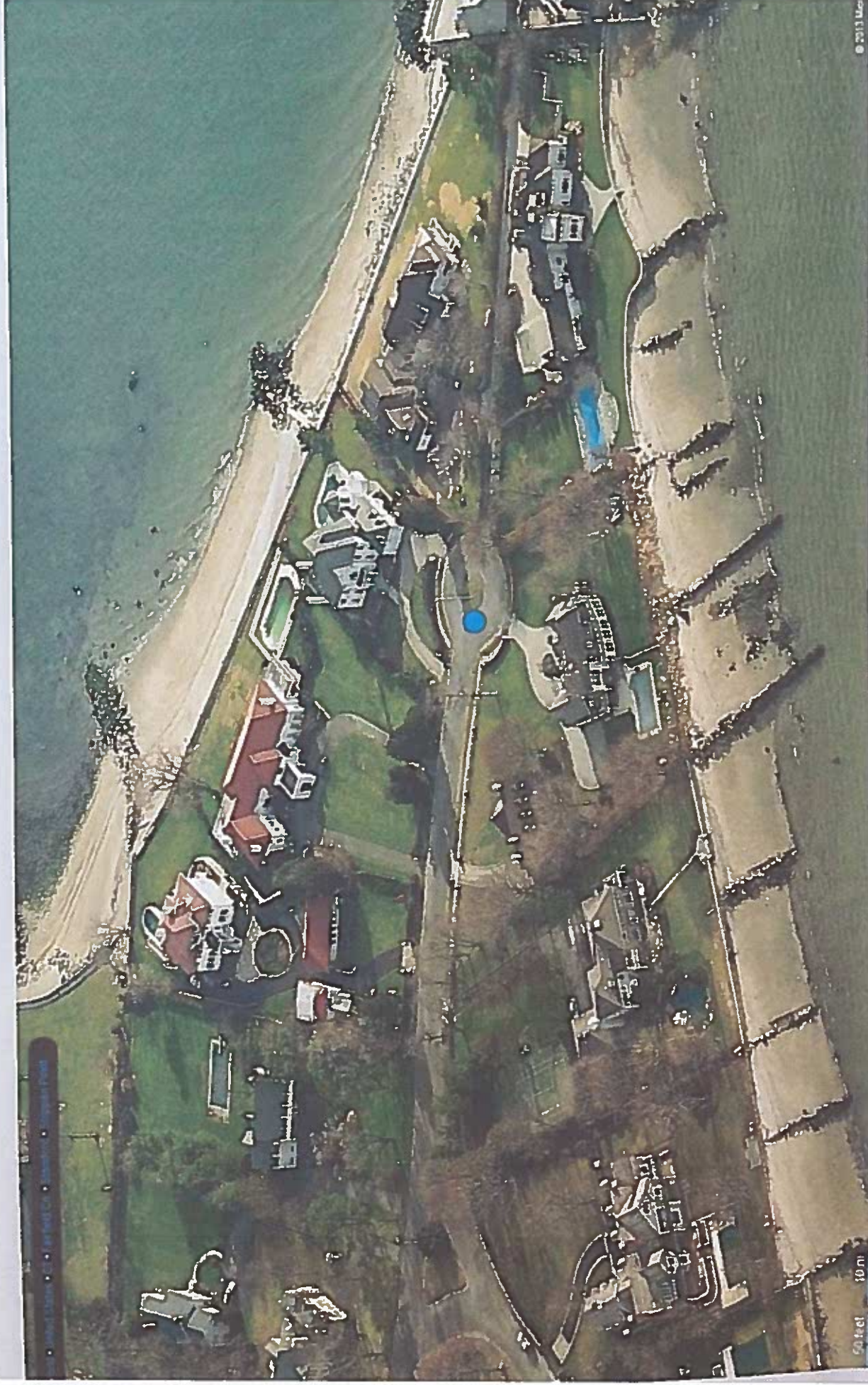


PROPOSED CONDITIONS
RA - 1 ZONE
5,286 SF



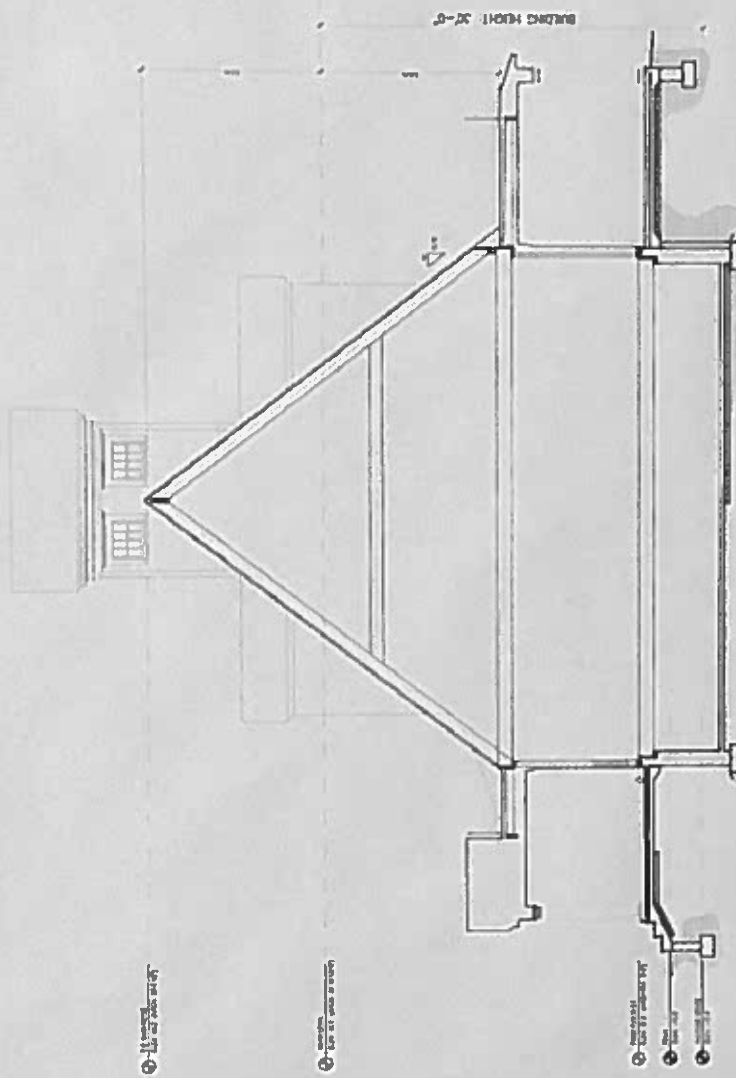
Table B: Comparison of Area, Height and Bulk Allowed

Area	Minimum lot size	Maximum lot size	Height	Area	Minimum lot size	Maximum lot size	Height
RA-1	43,350 sq ft	20,000 sq ft	35 feet	R-20	60 feet	50 feet	50 feet
R-20	20,000 sq ft	100 feet	30 feet	RA-1	60 feet	50 feet	50 feet



© 2013 Mapbox

10 m



1 BUILDING SECTION, MAIN WING
SCALE: 3/8" = 1'-0"

CONFORMING HEIGHT HOUSE IN R-20

1'-0" = 1/8" = 1'-0"

1'-0" = 1/8" = 1'-0"

1'-0" = 1/8" = 1'-0"

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Project:
CULLMAN / KIRBY RESIDENCE
74 Middle Rock Road
Stamford, CT 06907

Job No.	2013005 00
Scale	As Shown
Date	12.02.13
Drawn	JF / MH
Proj. Description:	
Client:	

Sheet Title:
ZONING HEIGHT COMPARISON

12/02/13

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

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

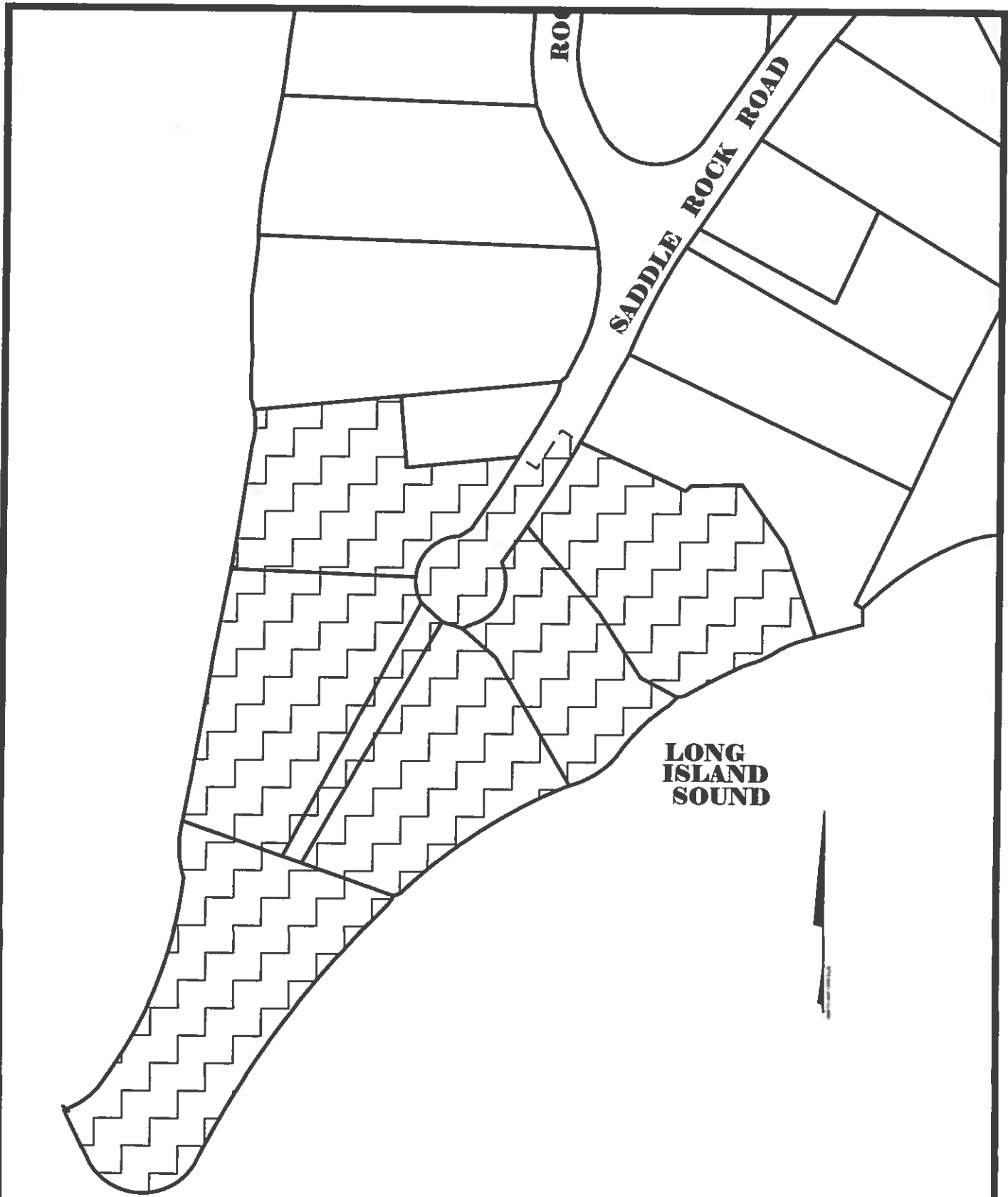
Block #: 25

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

Area: 1.08 + 1.16 + 1.67 + .98 + .65 + 1.24 + 0.50 (Saddle Rock Road) = 7.28 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 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.



**ZONE CHANGE
SADDLE ROCK ROAD**



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ESTABLISHED 1957

COMM. NO.:

7683

DATE:

12/02/13

SCALE:

1"=150'