

Application #

#012-22

**CITY OF STAMFORD
ZONING BOARD OF APPEALS**

Stamford Government Center
888 Washington Blvd.
P.O. Box 10152
Stamford, CT 06904-2152

Telephone 203.977.4160 - Fax 203.977.4100 - E-mail mjudge@stamfordct.gov

PLEASE PRINT ALL INFORMATION IN INK

1. I/we hereby apply to the Zoning Board of Appeals for:

- Variance(s)
- Special Permit
- Appeal from Decision of Zoning Enforcement Officer
- Extension of Time
- Gasoline Station Site Approval
- Motor Vehicle Approval:

New Car Dealer Used Car Dealer General Repairer Limited Repairer

2. Address of affected premises:

110 High Ridge Road, Stamford, CT

06905

street

zip code

Property is located on the north south east west side of the street.

Block: 268 Zone: C-L/RM-1 Sewered Property yes no

Is the structure 50 years or older yes No

Corner Lots Only: Intersecting Street: _____

Within 500 feet of another municipality: No Yes Town of _____

3. Owner of Property: LT Stamford LLC

Address of Owner: 5065 Main Street, Trumbull, CT Zip 06611

Applicant Name: LT Stamford LLC

Address of Applicant 5065 Main Street, Trumbull, CT Zip 06611

Agent Name: Lisa Feinberg, Esq., Carmody Torrance Sandak & Hennessey LLP

Address of Agent: 1055 Washington Blvd, Stamford, CT Zip 06901

EMAIL ADDRESS: LFeinberg@carmodylaw.com

(Must be provided to receive comments from letters of referral)

Telephone # of Agent 203-252-2677

Telephone # of Owner c/o Agent: 203-252-2677

(CONTACT IS MADE WITH AGENT, IF ONE)

4. List all structures and uses presently existing on the affected property:

The existing building was previously occupied by a single retail tenant, Lord & Taylor. The Property is currently vacant.

5. Describe in detail the proposed use and give pertinent linear and area dimensions:

The Applicant seeks to adaptively reuse the historic, existing building for multi-tenant use. The actual conversion is not part of this application. The variance request relates to signage only.

In order to accommodate the multiple tenants, the Applicant seeks to replace and relocate existing, legally nonconforming signage on the northern and southern facades to better accommodate multiple tenants.

VARIANCES (complete this section for variance requests only) See a Zoning Enforcement Officer for help in completing this section

Variance(s) of the following section(s) of the Zoning Regulations is requested
(provide detail of what is sought per the applicable section(s) of the Zoning Regulations):

Variance of Sections 13.G.2 & 13.K to allow for the replacement and relocation of 368 SF of legally nonconforming signage on the southern facade with four (4) wall signs on the southern facade totaling 344 SF and 370 SF of legally nonconforming signage on the northern facade with eight (8) wall signs on the northern facade totaling 365 SF, where a total of 60 SF of wall signage is currently permitted.

DO NOT WRITE ON BACK OF PAGE

Variations of the Zoning Regulations **may** be granted where there is unusual hardship in the way of carrying out the strict letter of the Regulations solely with respect to a parcel of land where conditions especially affect such parcel but do not affect generally the district in which it is situated. In your own words:

A. Describe the unusual hardship in being unable to carry out the strict letter of the Zoning Regulations:

The Supreme Court of Connecticut has long held that "the reduction of a nonconforming use to a less offensive prohibited use may constitute an independent ground for granting a variance." *See Vine v. Zoning Board of Appeals of the Town of Branford*, 281 Conn. 553, 562 (2007). The current proposal reduces the legally nonconforming signage on the respective facades by 29 SF. For further detail regarding this position, please refer to attached Schedule A. In addition, the Property presents the following hardships as it relates to signage: (1) the Property's topography makes *Wall Signs* more challenging to read from the roadway; (2) the existing building is listed on the State Register of Historic Places making removal/replacement of the building undesirable and alterations more challenging; (3) the sides of the existing building serve as the "functional fronts" unnecessarily limiting signage; and (4) the existing signage was installed during the construction of the building when signage was unlimited on the sides and rears of buildings.

B. Explain why the variance(s) is/are the minimum necessary to afford relief:

The proposed signs, both in terms of size and location, are necessary to properly alert drivers to the location of multiple tenants and ensure safe circulation on High Ridge Road, Long Ridge Road and throughout the site.

C. Explain why granting of the variance(s) would not be injurious to the neighborhood.

Granting the variance would allow for the adaptive reuse of a historic structure by facilitating the transition from a single tenant to a multi-tenant building. Limiting the signage to the existing location and/or square footage permitted today would inhibit safe circulation in and around the site. Road.

SPECIAL PERMIT

(Complete this section **only** for special exceptions)

SPECIAL EXCEPTION is requested as authorized by Section(s) _____ of the Zoning Regulations.

Provide details of what is being sought:

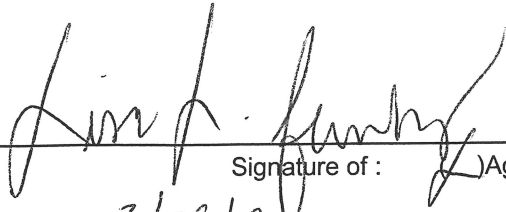
N/A

MOTOR VEHICLE APPLICATIONS

(Complete this section only for Motor Vehicle/Service Dealers Applications) Provide details of what is being sought.

N/A

SIGNATURE REQUIRED FOR ALL APPLICATIONS



Signature of: Agent () Applicant () Owner

Date Filed: 3/29/22

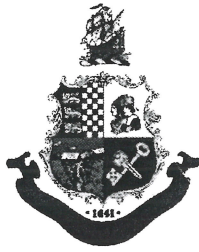
Zoning Enforcement Officer Comments:

DECISION OF THE ZONING ENFORCEMENT OFFICER

(Complete this section **only** for appeals of zoning enforcement officer decision)

DECISION OF THE ZONING ENFORCEMENT OFFICER dated _____ is appealed because:

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**CITY OF STAMFORD
ZONING BOARD OF APPEALS**

APPLICATION PACKET

Board Members
Joseph Pigott, Chair
John A. Sedlak
Nino Antonelli
Claire Friedlander
Lauren Jacobson

Alternate
Ernest Matarasso
Matthew Tripolitsiotis
Jeremiah Hourihan

Land Use Administrative Assistant
Mary Judge

ALL APPLICANTS MUST MAKE AN APPOINTMENT WITH THE ZONING ENFORCEMENT OFFICE FOR PLAN REVIEW OF ZBA APPLICATIONS AT LEAST TWO WEEKS PRIOR TO THE APPLICATION DEADLINE.

Zoning Enforcement:  Date: 3/29/2022

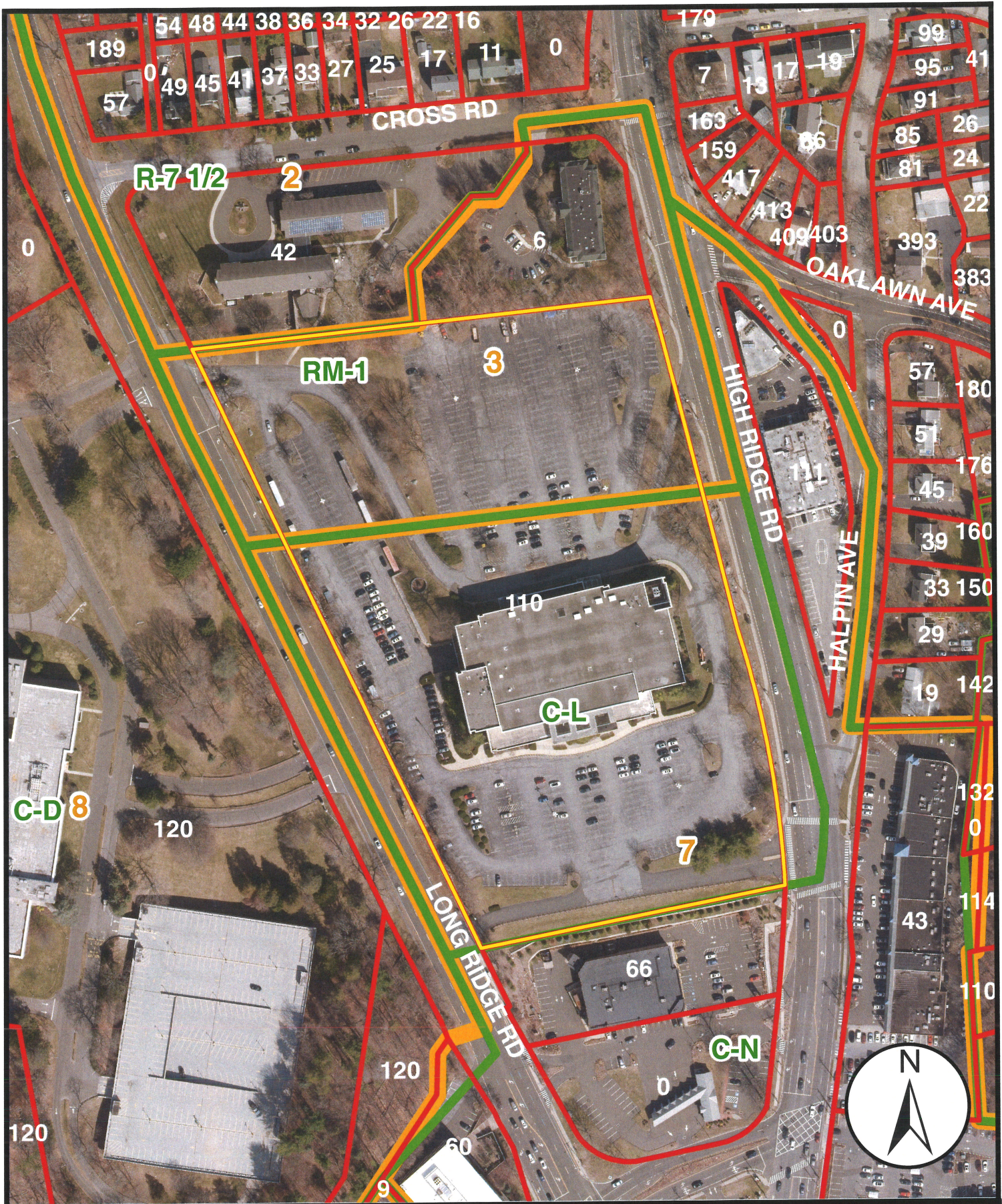
Is the project situated in the coastal boundary? Yes () No ()

Is the project exempt from the coastal regulation?
Yes () Exemption # _____ No () N/A ()

Environmental Protection: _____ Date: _____

CAM Review by: _____ ZBA

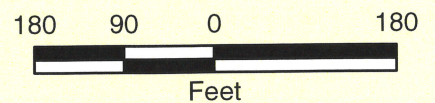
Zoning Board



ZBA Application #012-22
110 High Ridge Road

Date: 4/11/2022

1 inch = 183 feet



ZBA #012-22

1055 Washington Boulevard
4th Floor
Stamford, CT 06901

March 31, 2022

VIA ELECTRONIC & HAND DELIVERY

Ms. Vineeta Mathur
Principal Planner, Land Use Bureau
City of Stamford
888 Washington Boulevard
Stamford, Connecticut 06901
vmathur@stamfordct.gov

RECEIVED

APR 4 2022

PLANNING BOARD

**Re: LT Stamford LLC
110 High Ridge Road, Stamford, Connecticut (the “Property”)
Variance Application
Request to be Heard**

Dear Ms. Mathur:

Our firm represents LT Stamford LLC (the “Applicant”). The Applicant recently filed an application with the Zoning Board of Appeals seeking a variance of Sections 13.G.2 and 13.K of the Zoning Regulations to allow: (1) the replacement and relocation of 368 square feet of legally nonconforming signage on the southern façade of the existing building, with four (4) Wall Signs on the southern façade totaling 344 square feet, and (2) 370 square feet of legally nonconforming signage on the northern façade with eight (8) Wall Signs on the northern façade totaling 365 square feet. This is a reduction of 29 square feet of signage. Currently only 60 square feet of Wall Signage is permitted on each façade. If approved, the proposed signage will bring the Property closer to conformity with the Zoning Regulations.

In connection with the aforementioned application, the following materials are enclosed:

- Eight (8) copies of a Zoning Board of Appeals Application, including:
 - Schedule A – Supplemental Application Narrative
 - Schedule B – Legal Property Description
 - Schedule C – C-L Zone Signage Regulations from 1968 and 1970 Stamford Zoning Regulations. Please note a copy of the 1969 Zoning Regulations was not available.

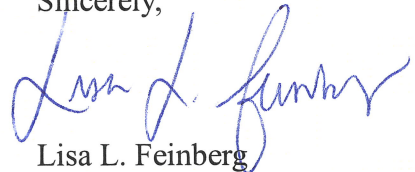
- Eight (8) copies of plans prepared by Design Development Architects, entitled:
 - “A-300 – Building Elevations, Existing Signage;”
 - “A-200 - Building Elevations, Proposed Signage;” and
 - “Signage for 110 High Ridge Road.”

- Eight (8) copies of a survey prepared by Redniss & Mead, dated December 7, 2021, and entitled, "ALTA/NSPS Land Title Survey Depicting 'Lord & Taylor Site' 110 High Ridge Road, Stamford, CT, Prepared for Street-Works Development LLC."

I understand the Planning Board will be reviewing the enclosed applications on referral. In connection therewith, I would ask that I, and other members of the development team, kindly be afforded the opportunity to address the Board by making a brief presentation at that time. I look forward to presenting this project to the Planning Board.

Please let me know if you have any questions or require additional materials. As always, thank you for your attention regarding this matter.

Sincerely,



Lisa L. Feinberg

Enclosures.

cc: Development Team

#012-22

March 29, 2022

VIA ELECTRONIC & HAND DELIVERY

Chairman Joseph Pigott
c/o Ms. Mary Judge
Administrative Assistant, Zoning Board of Appeals
City of Stamford
888 Washington Boulevard
Stamford, Connecticut 06901

**RE: LT Stamford LLC
110 High Ridge Road, Stamford, Connecticut
Variance Application**

Dear Chairman Pigott and members of the Zoning Board of Appeals:

Our firm represents LT Stamford LLC (the "Applicant"), the owner of the property located at 110 High Ridge Road, Stamford, Connecticut (the "Property"). The Property is approximately 12.3± acres and is primarily located in the Limited Commercial District (the "C-L Zone").¹ The Property is improved with a 157,448± square foot building, which was previously occupied by a single retail tenant, Lord & Taylor. The Applicant plans to adaptively reuse the historic, existing building for multi-tenant use.

This variance request relates only to signage for the existing building. The Applicant seeks a variance of Sections 13.G.2 and 13.K to allow: (1) the replacement and relocation of 368 square feet of legally nonconforming signage on the southern façade of the existing building, with four (4) Wall Signs on the southern façade totaling 344 square feet, and (2) 370 square feet of legally nonconforming signage on the northern façade with eight (8) Wall Signs on the northern façade totaling 365 square feet. This is a reduction of 29 square feet of signage. Currently only 60 square feet of Wall Signage is permitted on each façade.

In connection with the aforementioned application, the following materials are enclosed:

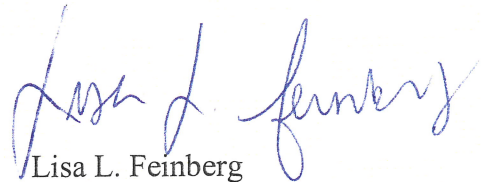
- One (1) check in the amount of \$1,460.00, representing the variance application and public hearing fees;

¹ A small portion of the Property is located in the RM-1 Zone. The building is located completely in the C-L Zone.

- One (1) check in the amount of \$65.00 representing the recording fee;
- One (1) Letter of Authority from the Applicant;
- One (1) executed Waiver of Time Requirement for Public Hearing;
- One (1) original and eleven (11) copies of a Zoning Board of Appeals Application, including:
 - Schedule A – Supplemental Application Narrative
 - Schedule B – Legal Property Description
 - Schedule C – C-L Zone Signage Regulations from 1968 and 1970 Stamford Zoning Regulations. Please note a copy of the 1969 Zoning Regulations was not available.
- One (1) original and eleven (11) copies of plans prepared by Design Development Architects, entitled:
 - “A-300 – Building Elevations, Existing Signage;”
 - “A-200 - Building Elevations, Proposed Signage;” and
 - “Signage for 110 High Ridge Road.”
- One (1) original and eleven (11) copies of a survey prepared by Redniss & Mead, dated December 7, 2021, and entitled, “ALTA/NSPS Land Title Survey Depicting ‘Lord & Taylor Site’ 110 High Ridge Road, Stamford, CT, Prepared for Street-Works Development LLC.”

If you have any questions regarding this proposal, please do not hesitate to contact me.
Thank you for your time and attention regarding this matter.

Sincerely,


Lisa L. Feinberg

Enclosures.

cc: Development Team

Schedule A - Supplemental Application Narrative

The Supreme Court of Connecticut has long held that “the reduction of a nonconforming use to a less offensive prohibited use may constitute an independent ground for granting a variance.”¹ This concept has been upheld for a variety of legal nonconformities. In Vine v. Zoning Board of Appeals of the Town of Branford, the Supreme Court upheld the Branford ZBA’s granting of a variance to permit an applicant to convert three (3) residential lots into two (2) lots where one (1) of the newly created lots would remain nonconforming as to lot size,² noting “granting the variance would increase the size and buildable area of the lots, resulting in a development that more nearly conforms to the requirements of the town’s zoning regulations.”³ Therefore, the Court found that “[the board’s] decision to grant the variance was proper because it reduced the preexisting nonconforming use of the property to a less offensive use.”⁴

Vine’s holding was based on two cases, both of which upheld a variance for a nonconforming use because the proposed use decreased the nonconformity on a property. In Adolphson v. Zoning Board of Appeals of the Town of Fairfield, the Supreme Court upheld a variance that was granted to convert a nonconforming aluminum casting foundry to a less offensive, nonconforming automobile shop that was found to be more appropriate to the surrounding neighborhood.⁵ In Stancuna v. Zoning Board of Appeals of the Town of Wallingford, the court held that a side yard setback variance was properly granted when a nonconforming residential use was replaced with a commercial building in a commercial zone.⁶ The variance “eliminated a nonconforming use, was consistent with the town’s comprehensive development plan, and would not undermine the health, safety, and welfare of the surrounding neighborhood.”⁷

This legal principle has also been upheld when applied to physical structures. In Mayer-Whittman v. Zoning Board of Appeals of the City of Stamford, the Superior Court upheld, and the Supreme Court later affirmed, a variance to relocate an accessory sea cottage on a residential property. The court found a variance was appropriate because even though the cottage would still be in violation of the rear yard setback, the variance moved the property closer to conformity.⁸

Here, the proposed variance will bring the signage at the Property closer to conformity. The current signage was installed at a time when there was no limit on the amount of signage that could be installed on the side and rears of buildings, making it legally nonconforming. The proposed signage scheme decreases the overall amount of signage by 29 SF, bringing the Property closer to conformity. This requested variance is the minimum necessary to afford relief because any signs smaller or in different locations would not provide drivers with sufficient signage to navigate the surrounding area. Efficient traffic flow is essential to the health, safety, and welfare of the surrounding neighborhood.

¹ 281 Conn. 553, 562 (2007).

² *Id.* at 556.

³ *Id.* at 570.

⁴ *Id.* at 563.

⁵ 205 Conn. 703, 710 (1988).

⁶ 66 Conn. App. 565, 572 (2001)

⁷ *Id.*

⁸ 2016 WL 8135390, at *5-*6 (Conn. Sup. Ct., Dec. 29, 2016), *aff’d* 333 Conn. 624 (2019).

Schedule B - Legal Property Description

All that certain plot, piece, parcel of land with the buildings and improvements thereon, situate, lying and being in the City of Stamford, County of Fairfield and State of Connecticut bounded and described as follows:

PARCEL 1:

Beginning at point on the easterly side of Long Ridge Road at the intersection therewith of the southerly line of land now or formerly of the Trustees of the First Methodist Church of Stamford: running thence along said southerly line of land now or formerly of the Trustees of the First Methodist Church of Stamford, south $82^{\circ}50'40''$ east 685.85 feet to the westerly side of High Ridge Road where the radial to the arc forming said westerly side of said road bears north $89^{\circ}16'$ east: running thence along westerly side of High Ridge Road the following three courses and distances: southerly on a curve to the left having a radius of 2904.93 feet an arc distance of 39.72 feet to a point of tangency at which point the radial to said curve bears south $88^{\circ}29'$ west; south $1^{\circ}31'00''$ east 594.64 feet to a point of curve at which point the radial to the curve bears south $88^{\circ}29'$ west; southerly on a curve to the right having a radius of 1392.69 feet an arc distance of 275.88 feet to a point at which the radial to said curve bears south $80^{\circ}10'00''$ east; running thence north $87^{\circ}42'15''$ west 455.92 feet to a point on the easterly side of Long Ridge Road, north $12^{\circ}47'13''$ west 1000.83 feet to the point of beginning.

PARCEL 2:

Together with the reservations appurtenant to Parcel 1 above as set forth in a certain deed dated April 6, 1967 made by L. Naomi Steward and Paul W. McFadden, as executors of the Last Will and Testament of Mary K. Healy, deceased, to the Stamford Fidelity Bank and Trust Company recorded in Volume 1101 at Page 356, of the Stamford Land Records.

PARCEL 3:

Together with an easements, appurtenant to Parcel 1 above, as created and defined by Sections 6 and 8 of that certain Agreement dated July 13, 1970 by and between Adcor Realty Corporation, Associated Day Goods Corporation and the Trustees of The First United Methodist Church of Stamford and recorded in Volume 1189 at Page 381, of the Stamford Land Records.

Schedule C

1968 Stamford C-L Signage Regulations

4 - No exterior sign or signs aggregating more than twelve (12) square feet shall hereafter be erected to advertise a non-conforming use which is located on the premises in a Residential District.

5 - No sign shall be erected with the top of such sign higher than the eaves line of the building on the property on which such sign is located.

6 - No outdoor advertising structure shall be erected in a Residential District.

C - In a C-N Neighborhood Business District new signs shall be permitted under the following conditions:

1 - The total area of any sign placed on the front wall of a building shall not exceed two (2) square feet in area for each lineal foot of building frontage.

2 - The total area of signs placed on the side or rear walls of a building shall not exceed thirty (30) square feet.

3 - Signs in this district shall not extend above the height of the front wall of the building.

4 - Where a parking area is provided in the rear or at the side of a building a sign may be placed near the rear or side entrance to such building, not exceeding twelve (12) square feet in area, advertising the name of the occupant. This may be in addition to the thirty (30) square feet specified in Subsection C, 2.

5 - All signs in this district shall be placed to the rear of the setback line subject to Subsection H. No signs including pole signs shall project over sidewalks.

6 - No roof sign or outdoor advertising structure shall be permitted in this district.

7 - No free-standing sign or pole sign shall exceed fifty (50) square feet nor shall any dimension exceed ten (10) feet, nor shall any part thereof exceed more than twenty-one (21) feet in height above the ground level, provided that not more than one (1) such pole sign may be erected on the premises except as otherwise provided for under Section 9, Subsection B, Item 3, (c), i.

8 - No sign shall be illuminated by exposed tubes, bulbs or similar exposed light surfaces, and there shall be no exterior spot lighting or other illumination of signs that would cause glare observable to a residence district, nor shall any such sign include any visible moving part.

D - In any C-L Limited Business District, C-G General Commercial District, C-I Intermediate Commercial District and C-S Shorefront Commercial District, new signs or outdoor advertising structures shall be permitted under the following conditions:

1 - Signs may be placed with no limitations on the side or rear walls of a building.

2 - On the front walls of buildings, the total area of signs for each story shall be limited to an area of two (2) square feet for each lineal foot of building frontage.

3 – Roof signs and outdoor advertising structures shall be permitted in only the C-G General Commercial District. No new illuminated roof sign or illuminated outdoor advertising structure shall be permitted within a two hundred (200) foot radius of the boundary line of any Residential District.

4 – All new signs in this district shall be placed to the rear of the setback line for the property on which the sign is to be located, subject to Subsection H. No signs including pole signs shall project over sidewalks.

5 – No free-standing sign or pole sign shall exceed sixty (60) square feet nor shall any dimension exceed ten (10) feet, nor shall any part thereof exceed more than twenty-one (21) feet in height above the ground level.

6 – No sign shall be illuminated by exposed tubes, bulbs or similar exposed light surfaces, and there shall be no exterior spot lighting or other illumination of signs that would cause glare observable to a Residence District, nor shall any such sign include any visible moving part.

E – In the CC-N Central City District North and CC-S Central City District South, the gross area of signs allotted to each store or individual use for each street facade shall not exceed one and one-half (1½) square feet per lineal foot of such facade length, excepting that for an open-type sign covering less than twenty-five percent (25%) of its encompassing plane area, the area of such encompassing plane may be increased to five (5) square feet per lineal foot of facade length. Such signs may not project more than twenty-four (24) inches from the face of the building. Flashing illuminated signs and signs other than those relating to business on the site are specifically prohibited. There shall be no exterior spot lighting or other illumination of any such sign that would cause glare observable from a residential area.

F – In a M-L Light Industrial District or a M-G General Industrial District new signs shall be permitted under the following conditions:

1 – All new signs or outdoor advertising structures shall be placed to the rear of the setback line for the property on which such sign or outdoor advertising structure is to be located, subject to Subsection H.

2 – Roof signs and outdoor advertising structures shall be permitted in these districts, however no new illuminated roof sign or illuminated outdoor advertising structure shall be permitted within a two hundred (200) foot radius of the boundary line of any Residential District.

3 – Subject to items F-1 and F-2 of this Subsection and Subsection A, all types of signs and outdoor advertising structures shall be permitted in Industrial Districts. No pole sign in these districts shall project over the sidewalk.

G – Any sign permitted in a more restricted district shall also be permitted in a less restricted district.

H – On any building located in advance of the setback line a sign may be located against the front wall of the building, subject to other provisions of this Section. Where any property, on which a sign or outdoor advertising structure is permitted, is within two hundred (200) feet of any existing building or structure which is in advance of the setback line, and which is in the same block and on the same side of the street, such a sign or outdoor advertising structure may be placed at a distance from the street not in advance of the front line of such existing building or structure.

1970 Stamford C-L Signage Regulations

5 - All signs in this district shall be placed to the rear of the setback line subject to Subsection H. No signs including pole signs shall project over sidewalks.

6 - No roof sign or outdoor advertising structure shall be permitted in this district.

7 - No free-standing sign or pole sign shall exceed fifty (50) square feet nor shall any dimension exceed ten feet (10'), nor shall any part thereof exceed more than twenty-one feet (21') in height above the ground level, provided that not more than one (1) such pole sign may be erected on the premises except as otherwise provided for under Section 9, Subsection B, Item 3, (c), i.

8 - No sign shall be illuminated by exposed tubes, bulbs or similar exposed light surfaces, and there shall be no exterior spot lighting or other illumination of signs that would cause glare observable to a Residence District, nor shall any such sign include any visible moving part.

D - In any C-L Limited Business District, C-G General Commercial District, C-I Intermediate Commercial District and C-S Shorefront Commercial District, new signs or outdoor advertising structures shall be permitted under the following conditions:

1 - Signs may be placed with no limitations on the side or rear walls of a building.

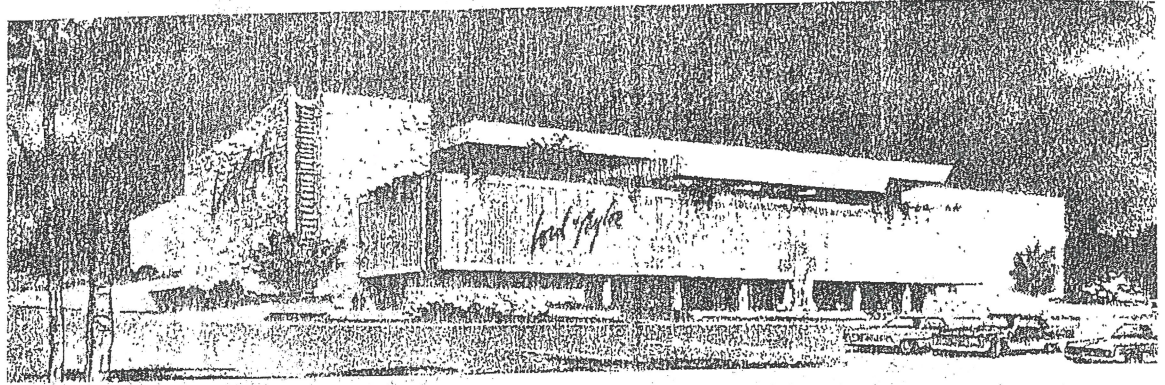
2 - On the front walls of buildings, the total area of signs for each story shall be limited to an area of two (2) square feet for each lineal foot of building frontage.

3 - Roof signs and outdoor advertising structures shall be permitted in only the C-G General Commercial District. No new illuminated roof sign or illuminated outdoor advertising structure shall be permitted within a two hundred foot (200') radius of the boundary line of any Residential District.

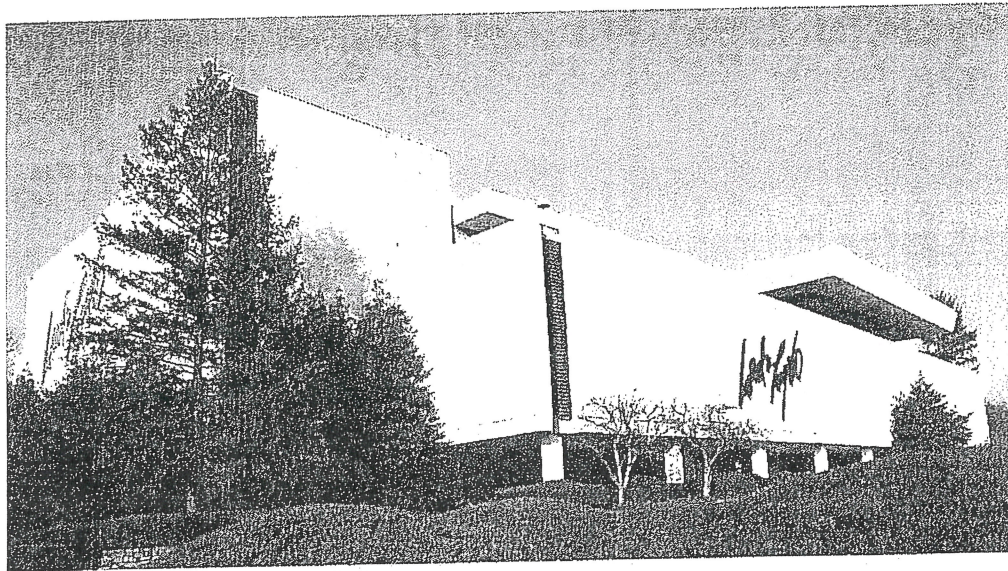
4 - All new signs in this district shall be placed to the rear of the setback line for the property on which the sign is to be located, subject to Subsection H. No signs including pole signs shall project over sidewalks.

5 - No free-standing sign or pole sign shall exceed sixty (60) square feet nor shall any dimension exceed ten feet (10'), nor shall any part thereof exceed more than twenty-one feet (21') in height above the ground level.

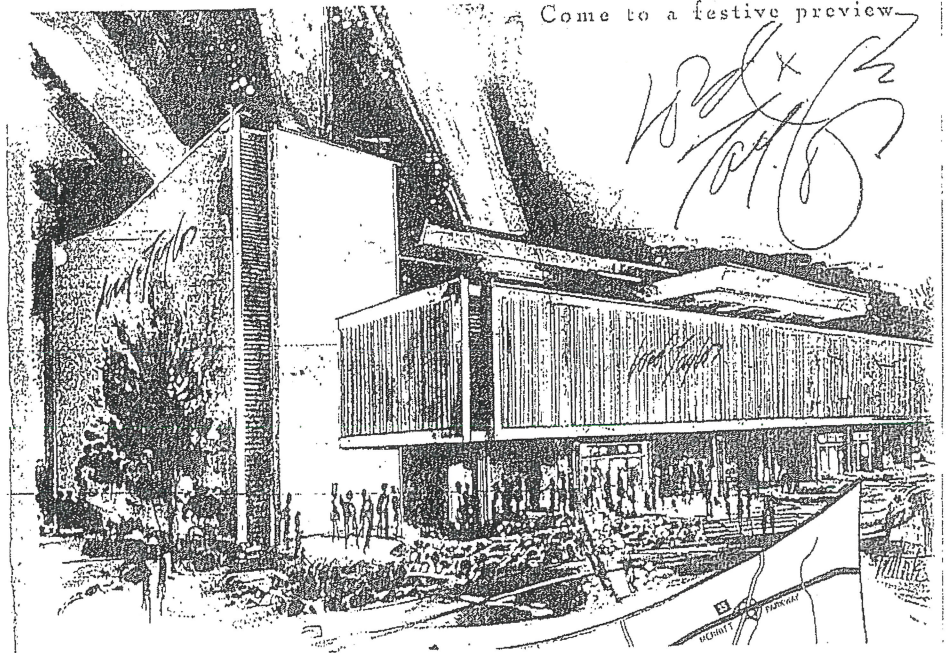
6 - No sign shall be illuminated by exposed tubes, bulbs or similar exposed light surfaces, and there shall be no exterior spot lighting or other illumination of signs that would cause glare observable to a Residence District, nor shall any such sign include any visible moving part.



Stamford Mail and Shopper, March 13, 1969



Today



Greenwich Times,
April 7, 1969

SIGNAGE FOR 110 HIGH RIDGE ROAD

DIRECTION	LOCATION	LINEAR FEET OF FACADE	CALCULATION	ALLOWABLE SIGN AREA	EXISTING L&T SIGN AREA	PROPOSED SIGN AREA	COMPLIANCE	
SOUTH	SIDE	326'-8.5"	NA	60 MAX SF	368 SF	WFM	173 SF	LESS THAN LEGALLY NONCONFORMING EXISTING SIGNAGE
						L3 TENANT 1	57 SF	
						L2 TENANT 1	57 SF	
						L2 TENANT 2	57 SF	
						TTL	344 SF	
NORTH	SIDE	316'-10.5"	NA	60 MAX SF	370 SF	SO5 LARGE	101 SF	LESS THAN LEGALLY NONCONFORMING EXISTING SIGNAGE
						L2 TENANT 2 LARGE	54 SF	
						L3 TENANT 1 LARGE	54 SF	
						L3 TENANT 2 LARGE	54 SF	
						SO5 SMALL	25 SF	
						L2 TENANT 2 SMALL	25 SF	
						L3 TENANT 1 SMALL	25 SF	
						L3 TENANT 2 SMALL	25 SF	
						TTL	365 SF	
				120 SF	738 SF	TOTAL	709 SF	

#012-22