

June 30, 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

**RE: 68 Seaview Avenue, Stamford, CT (Parcel ID No. 003-1647) (the “Property”)
Application for Site Plan and/or Requested Uses, Special Permit, CAM, and
Zoning Map Amendment Approval
Request to be Heard**

Dear Ms. Mathur,

Our firm represents Seaview House LLC (the “Applicant”), the owner of the property located at the Property. The Property is situated in the Shippan neighborhood and borders the Long Island Sound on the east. The Property is located in the Multiple Family Medium Density Design District (the “R-5 Zone”) and is designated as Mater Plan Category 10 (Shorefront – Mixed-Use). The Property is 59,986± square feet (1.38± acres) and improved with two buildings and 57 marina slips. The smaller building is 1,500± square feet and has historically served as the office for the marina slips. The larger building is seven-stories, 105,474± square feet, and has historically served as commercial tenant office space.

The Applicant seeks to convert the existing larger building into a predominantly residential multifamily development, which will be known as “The Delamar Residence.” The Applicant will convert the three office floors and the top parking floor into 52 residential units. The bottom three floors will serve as the amenity space and associated parking for the residential development. There will be 5,300± square feet of office space on the second floor in an area presently occupied by the cafeteria and fitness center. Except for some minor cosmetic enhancements, there are no changes proposed for the marina office or the marina slips themselves. In order to do so, the Applicant is requesting a change to the Stamford Zoning Map to convert the Property to the Multi-Family, Low Density Design District (the “RM-1 Zone”). In conjunction with that request, the Applicant seeks Special Permit approval to convert the larger building to multifamily residential use.

In connection with the attached application, enclosed please find:

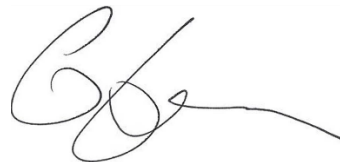
- Eight (8) copies of the following application forms and associated schedules:
 - Application for Change in the Zoning Map of Stamford, Connecticut;
 - Application for Site and Architectural Plans and/or Requested Uses Approval;

- Application for Special Permit Approval;
 - Application for CAM Site Plan Approval;
 - Schedule A – List of Plans;
 - Schedule B – Project Narrative;
 - Schedule C – Statement of Findings;
 - Schedule D - Qualitative Map Change Analysis;
 - Schedule E – Legal Property Description; and
 - Schedule F – Zoning Data Chart.
- Eight (8) copies of the following plans:
 - Map detailing the proposed Amendment to the Official Zoning Map of the City of Stamford, prepared by D’Andrea Surveying & Engineering, PC, dated June 27, 2022, and entitled, “Proposed Revision of Zoning Districts at 68-70 Seaview Avenue in Stamford, Connecticut”;
 - Architectural Plans prepared by Minno & Wasko, P.C., dated May 31, 2022, with the plan titles listed on Schedule A, and consisting of thirteen pages;
 - Zoning Location Survey prepared by D’Andrea Surveying & Engineering, PC, dated June 27, 2022, and entitled, “Zoning Location Survey Depicting 68-70 Seaview Avenue in Stamford, Connecticut, Prepared for Seaview House, LLC”; and
 - Landscape Site Plan prepared by Eric Rains Landscape Architecture LLC, dated May 20, 2022, with the plan titles listed on Schedule A, and consisting of three pages.

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,



William J. Hennessey, Jr.

Enclosures.

cc: R. Blessing
Seaview House LLC