

March 14, 2023

James J. Lunney, III, R.A.  
Zoning Enforcement Officer  
City of Stamford  
888 Washington Blvd, 7<sup>th</sup> Floor  
Stamford, CT 06901

**Re: Legally-Nonconforming Parking – 111-123 High Ridge Road, Stamford, Connecticut (the “Property”)**

Dear Mr. Lunney:

My client, Sweetspot Stamford LLC (the “**Prospective Tenant**”), is currently seeking to convert approximately 2,400 square feet of office/retail space on the Property to a Hybrid Cannabis Retailer. The contemplated space was most recently occupied by Kumon (1,600+/- SF) and Alister Uniforms (800+/- SF). I am writing you now to confirm that the parking ratio and configuration on the Property are legally nonconforming, and the proposed use complies with the parking requirements.

Today, the Property is located in the C-N zone (Neighborhood Business District). However, at the time the improvements on the Property were constructed on or about 1964, the Property was located in the C-L zone (Limited Business District). A copy of the Tax Assessor’s records confirming the year of construction as well as a zoning map from 1964 are attached for your reference. I have also attached an affidavit from the attorney whose firm represented the original owner of the Property. This affidavit confirms, to the best of his knowledge and belief, the Property has been continuously used for office and retail purposes since it was constructed. The historic Tax Assessor’s records, also attached, support this conclusion too.

In 1964, the Stamford Zoning Regulations treated parking for retail and office the same and provided the following:

*Parking space for one vehicle for each 500 square feet of ground floor area of any retail store or office building not otherwise specified herein, and an additional parking space for one vehicle for each 1000 square feet of floor area on the upper floor or floors of any retail store or office building not otherwise specified herein; such area shall*

Letter to J. Lunney

Legally-Nonconforming Parking – 111-123 High Ridge Road

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*be provided at a point not more than 500 feet distant in a direct line form the nearest part of said retail stores or office building. (the “1964 Regulation”)*<sup>1</sup>

However, after further discussion with you, I understand you believe the portion of the building most recently occupied by Kumon (1,600+/- SF) waived its legally nonconforming status when the tenant changed and it became office space, which requires less parking than retail today.<sup>2</sup> Based on today’s retail parking standard, the former Kumon space would require seven (7) parking spaces. The remaining 800+/- SF of existing retail space has maintained its legally nonconforming status and is subject to the 1964 Regulation.<sup>3</sup>

Pursuant to the Tax Assessor’s Records, collectively the two building consist of 24,256+/- SF on the lower levels and 18,670+/- SF on the upper level.<sup>4</sup> Of the 24,256 SF on the lower level, 22,656+/- SF is subject to the 1964 Regulation (46 spaces) and 1,600+/- SF is subject to the current retail parking regulation (7 spaces). The remaining 18,670+/- SF on the upper level is also subject to the 1964 Regulation (19 spaces). **Collectively, this means seventy-two (72) parking spaces are required today.**

Notably, a number of the parking spaces straddle the eastern property line. After speaking with you, I understand any parking spaces, where the majority of the space is located on private property, and which have been historically located in the same place, are considered legally nonconforming in terms of location and configuration. As you can see from the attached historical aerial photograph circa. 1970, the parking location and configuration has remained consistent.

In addition, after reviewing the history, I can confirm that the area labeled “Paul’s Place” on the survey was previously a city-owned street. It was discontinued in 1975, and has been used for parking ever since. A copy of the Board of Representatives Resolution is attached. Pursuant to Connecticut common law, once the road was discontinued, ownership of the land reverted to the property owners on either side of the street such that each would own to the centerline.<sup>5</sup> Therefore, A&F High Ridge LLC, the current owner of the Property, technically owns the western part of that parking area, and the City of Stamford owns the eastern portion. **Collectively, this means approximately ninety (90) parking spaces are controlled by the current owner of the Property<sup>6</sup> and available for use by the tenants, in excess of the seventy-two (72) parking spaces required.**

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<sup>1</sup> I was unable to obtain a copy of the 1964 regulation. However, I have included a copy from 1963 and 1965 which are identical.

<sup>2</sup> I disagree with this position and believe the nonconforming status relates to retail or office, but I defer to you on this decision.

<sup>3</sup> Thus, collectively, the Prospective Tenant would require nine (9) parking spaces.

<sup>4</sup> Notably, this is a conservative calculation applying the one space per 500 SF to the lower level and first floor in both buildings. If the first floor is treated as an “upper level”, the required parking is further reduced.

<sup>5</sup> Pack v. Smith, 1 Conn. 103, 110 (1814).

<sup>6</sup> Even if the parking spaces on the former Paul’s Place lot are not attributed to the current owner, there are still seventy-three (73) available spaces.

Letter to J. Lunney  
Legally-Nonconforming Parking – 111-123 High Ridge Road  
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Based on the foregoing, I understand there is legally sufficient parking, from a zoning perspective, to accommodate the proposed Hybrid Cannabis Retailer on the Property.

If you agree, I kindly request that you confirm same by countersigning below. In doing so, please know that the Prospective Tenant will rely upon your determination as it moves forward with applications to the Zoning Board. As always, thank you again for your time and attention to this matter. Of course, if you should have any questions, please feel free to contact me.

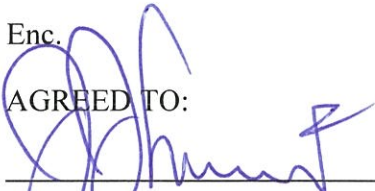
Very truly yours,

*Lisa Feinberg*

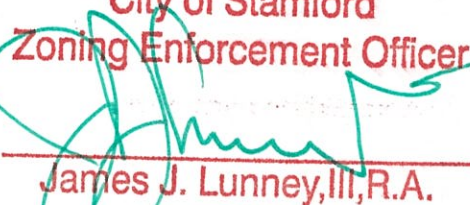
Lisa L. Feinberg

Enc.

AGREED TO:

  
\_\_\_\_\_  
James J. Lunney, III, R.A.  
Zoning Enforcement Officer

Date: 3/30/23

**APPROVED**  
City of Stamford  
Zoning Enforcement Officer  
  
\_\_\_\_\_  
James J. Lunney, III, R.A.



CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	53	Off/Retail			
Model	94	Comm/Ind			
Grade	05	C+			
Stories:	2	2 Stories			
Occupancy	16.00				
Exterior Wall 1	20	Brick			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	04	T&G/Rubber			
Interior Wall 1	05	Drywall/Plaste			
Interior Wall 2					
Interior Floor 1	14	Carpet	RCN		4,241,712
Interior Floor 2	11	Ceram Clay Til			
Heating Fuel	02	Gas/LP			
Heating Type	03	Forced Air-Duc	Year Built		1964
AC Type	03	Central	Effective Year Built		
Bldg Use	200	Commercial MDL-94	Depreciation Code		G
Total Rooms			Remodel Rating		
Total Bedrms	00		Year Remodeled		
Total Baths	0		Depreciation %		22
Heat/AC	01	Heat/AC Pkgs	Functional Obsol		
Frame Type	06	FireProofSteel	External Obsol		
Baths/Plumbing	02	Average	Trend Factor		1
Ceiling/Wall	05	Sus-Ceil&Wall	Condition		
Rooms/Prtns	02	Average	Condition %		
Wall Height	10.00		Percent Good		78
% Comn Wall			RCNLD		3,308,540
1st Floor Use:	200		Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

RP4 (K2)	FUS				
UBM	BAS				
	FLL				
	FUS				

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
LP4	Pavgng Asphalt	L	15,100	1.70	1967	A	75	C	1.00	19,250
EL2	Elev Pass	B	3	60000.00	1997		78	C	1.00	140,400
SPR1	Sprinklers - Wet	B	31,300	2.70	1997		78	C	1.00	65,920
RP8	Porch Up Enc	B	182	46.00	1997		78	C	1.00	6,530
RP8	Porch Up Enc	B	182	46.00	1997		78	C	1.00	6,530

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	10,455	10,455		142.14	1,486,063
FLL	Finished Lower Level	10,030	10,030		120.83	1,211,877
FUS	Upper Story, Finished	10,815	10,815		142.14	1,537,233
RP4	Porch Enclosed	0	364		0.00	0
UBM	Basement, Unfinished	0	182		35.93	6,538
Ttl Gross Liv / Lease Area		31,300	31,846			4,241,711



Property Location 111 HIGH RIDGE ROAD  
 Vision ID 26532 Account # 000-0932

Map ID 000/0932///  
 Bldg # 2

Bldg Name  
 Sec # 1 of 1 Card # 2 of 2

State Use 200  
 2/15/2023 8:05:15 AM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
A&F HIGH RIDGE LLC  199 MAIN STREET MEZZANINE WHITE PLAINS NY 10601			3 Public Sewer	4 Proposed		Description	Code	Appraised	Assessed
			1 All Public	1 Paved		COM LAND	2-1	6,396,340	4,477,440
			4 Gas			COM BLDG	2-2	4,985,510	3,489,860
		<b>SUPPLEMENTAL DATA</b>				COM OUTBL	2-5	32,000	22,410
		Alt Prcl ID 103 224 A+B	DSSD						
		Survey1 7756	Agent Nam						
		Survey2 6740	Roll 1						
		Census Tr 212	Common HIGH RIDGE PLA						
		Census Bl 2010	Neighborh RIDGWY:						
		Sewer Acct	Assoc Pid#						
		GIS ID E 011 4050							
						Total	11,413,850	7,989,710	

6135  
 STAMFORD, CT  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
A&F HIGH RIDGE LLC		11692 0001	03-09-2017	Q	I	10,250,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HIGH RIDGE PLAZA LLC		5454 0299	02-15-2000	U	I	0		2022	2-1	4,477,440	2022	2-1	4,477,440	2021	2-1	3,927,740
HIGH RIDGE PLAZA		1313 0229	12-14-1972	U	I	0	25		2-2	3,489,860		2-2	3,489,860		2-2	3,072,240
									2-5	22,410		2-5	22,410		2-5	21,080
								Total	7,989,710		Total	7,989,710		Total	7,021,060	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0800			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	4,569,780
Appraised Xf (B) Value (Bldg)	415,730
Appraised Ob (B) Value (Bldg)	32,000
Appraised Land Value (Bldg)	6,396,340
Special Land Value	0
Total Appraised Parcel Value	11,413,850
Valuation Method	C
Total Appraised Parcel Value	11,413,850

NOTES	
INSPECTED BOTH BLDGS 3/30/2017	R, POLIFORM
BLDG 1: UL:OFFICE STATE FARM INS, WORKER	BLDG 2: 3RD FL: YOGA STUDIO,
S COMP, AA HEARING AID CENTER	2ND FL: DRESS SHOP GL: VACANT
GL: NAIL SALOON, HAIR SALOON, PODIATRY	LL: GIULIANO'S MUSIC CENTER
OFFICE, SCHOOL TUTOR CENTER.	
LL: VACUUM STORE, JEWELRY, KITCHEN CENTE	

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
									08-19-2022	MVS			01	Measur+1Visit

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Distri	District Desc.	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
2	200	Commercial MD	CN	4		0 SF	0.00	1.10000	C	1.00	0800	1.000		0	0	0
Total Card Land Units						0.00	AC	Parcel Total Land Area: 1.06						Total Land Value		6,396,340



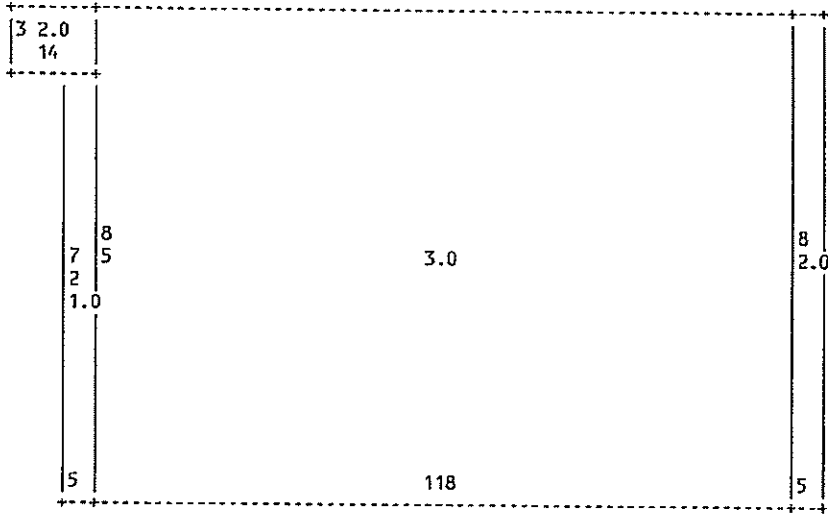
**CITY OF STAMFORD REAL PROPERTY DATA**

PROPERTY LOCATION	PARCEL ID	CENSUS	ZONE	MAP	NBHD	SITE	PROP. CLASS	SURVEY MAP	DIST.	DIR/CARD	BLK/ST/LOT	SIDE 1	
111 HIGH RIDGE ROAD	000-0932	212	CN	103	08009	01 OF 01	2-2	7756	4	E 011	0224-4050-A+B		
<b>CURRENT OWNER</b>						<b>ASSESSMENT INFORMATION</b>							
NAME 1 - HIGH RIDGE PLAZA LLC NAME 2 - ADDRESS - P O BOX 3114 ADDRESS - STAMFORD CT ADDRESS - ZIP - 06905						YEAR	CLASS	UNITS	FULL VALUE	ASSESSED			
						2000	2-1 2-2 2-5	1.00 1.00 1.00	556300 2187420 8980	389410 1531190 6290			
<b>OWNER HISTORY</b>						TOTAL			2752700	1926890			
NAME	VOL	PAGE	DATE	SALE PRICE	VALID	DEED TYP							
HIGH RIDGE PLAZA LLC	5454	299	02/15/2000		N	Q	1999	2-1 2-2 2-5	1.00 1.00 1.00	556300 2187420 8980	389410 1531190 6290		
HIGH RIDGE PLAZA	1313	229	12/14/1972										
						TOTAL			2752700	1926890			
<b>LAND DESCRIPTION DATA</b>													
LAND TYPE	MEASURE 1	INFL CODE	INFL FACT	USE CODE	UNIT PRICE	FULL VALUE	ASSESSED						
PRIME SITE	46357.00	OTHER	.30	2-1	40.00	556284	389398	1991	2-1 2-2 2-5	1.00 1.00 1.00	440386 1320185 7500	308270 924130 5250	
						TOTAL			1768071	1237650			
						<b>COST CALCULATIONS</b>							
						BLDG	SECT	YRBLT	EXCOND	GRADE/MOD	EXFUNC	USE AS	*
						01	01	1979	AVERAGE	C	1.00	NORMAL	532 -LOW RISE OFF
						FROM	TO	INCOND	FUNC	USED AS	AREA	RENT/SQF	ADJ FAC CAP RTE
						01	01	AVERAGE	1.00	562R-MULT US	7662	30.00	0.50 .1047
						02	02	AVERAGE	1.00	532 -LOW RIS	10637	16.00	0.50 .1047
						03	03	AVERAGE	1.00	532 -LOW RIS	10997	16.00	0.50 .1047
						B	B	AVERAGE	1.00	532B-LW RISE	2550	8.00	1.00 .1047
						BLDG/SECT	TOTAL AREA:		31,846	BLDG/SECT NET INCOME:		\$2,945,577	
						BLDG	TOTAL AREA:		31,846	BLDG NET INCOME:		\$2,945,577	
						*	SITE TOTAL AREA:		31,846	SITE NET INCOME:		\$2,945,577	
										SITE TOTAL VALUE(ROUNDED):		\$2,945,600	
<b>SITE</b>						<b>NOTES</b>							
ROAD - STATE TRAFFIC - HEAVY VIEW - WATERFRONT - SEWER - YES WATER - PUBLIC UTILITIES - GAS/ELEC COMPARED - DESIREABILITY - TYPICAL						1990's							



SKETCH

SFLA:  
30FT/IN



PARCEL ID NUMBER SIDE 2

000-0932

BUILDING DESCRIPTION DATA

- STYLE -
- USE CODE -
- # OF FAMILIES -
- STORIES -
- YR BUILT -
- EFF YR BUILT -
- PART CON % -
- EXTERIOR COND -
- EXTWAL MAT -
- HEAT TYPE -
- FUEL TYPE -
- KITCHENS -
- BATHS -
- BEDROOMS -
- ROOMS -
- FIRPLCS -
- TYP FIREPLC -
- INTERIOR COND -
- BASMT TYPE -
- REMODEL YEAR -
- BASMT GAR OPEN -
- INSULATION -
- CLASS -
- CLASS MODIFIER -
- FRST STORY -
- FIN HALF -
- FIN TOR -
- SEC STORY -
- ADD STORY -
- FIN OVGAR -
- FIN ATTIC -
- BASMT AREA -
- FIN BASMT -
- REC ROOM -
- UNFN HALF -
- UNFN TOR -
- UNFN FULL -
- SFLA -
- PCNT GD -
- RCN -
- RCNLD -

IMPROVEMENT DATA

DESCRIPTION	MEASURE	DIM 1	DIM 2	QTY	CLS	COND	YR BLT	USE CD	RCN	PCT GD	COST MOD	RCNLD
PAVNG, ASPHLT	SQUARE FEET	15000		1	C	AVERAGE	1967	2-5	25650	35		8978
ELEV, ELEC PSNGR	DIMENSIONS	3	2500	1	C	AVERAGE	1964	2-2	48900	40		19560

IMPROVEMENT CODES

- FB# - BARNs
- FC# - SHEDs
- GH# - GREENHOUSES
- LP# - PATIOS
- LS# - POOLS
- PH# - POOL HOUSES
- RC# - CARPORTS
- RG# - GARAGES
- RP# - PORCHES
- TC# - TENNIS COURT
- WD# - WOOD DECKs

TOTAL

28538



COMMERCIAL INDUSTRIAL PROPERTY

PROPERTY OWNERSHIP RECORD

STAMFORD

RECORD OF OWNER		CLERK	CONN TAX STAMPS	MORTGAGE	VOLUME	PAGE	DATE	CODE	NO. CODE	SUMMARY
BALLIN, BERT ET AL (JAMES E. RUBIN) TRUSTEES		HM	62.15		1302	200	10-16-72	1980	2-1	176230
HIGH RIDGE PLAZA (A PARTNERSHIP)					1313	225	12-14-72	1980	2-2	440400
LEASE REFERENCE					1313	229	12-14-72	1980		2450
							3-13-75	1980		
PERMIT # 70564 (2.5M) 7-31-91								1981		
P. A. 788 - 1971 G. A.								1981	2-1	308270
C. O. NO. 30809 DATE 7-2-91								1981	2-2	890750
PRORATED INCREMENT, COMPLETED CONSTRUCTION, \$ 260								1981	2-5	5250
19 90 LIST NO. 0050428								1981	12, 10 P. 10	4382950
3340 X 7.7% 29 Days								1981	8-84	178,480
SEE I-E FORMS.								1982		
OCCUPANCY DETAIL								1982		
PERM. 71116 (1.5M) 10-24-91 "IRONKIN EDUCATION" INSTAL CANOPY NO CHG. IN ASHMT CO. WENT CHAS. II NO. 6/O.								1982	2-1	450750
PERM. 71890 (9M) 6-24-92 "METRO COMPUTER" TENT/TENTS FOR OUTDOOR SPACE NO CHG. IN ASHMT NO. 6/O.								1982	2-2	890150
PERMIT # 69860 (9CM) 8-15-90								1982	2-5	5250
STATE OF CT. EMPLOYMENT OFFICE								1982	8-84	178,480
P.A. 788-1971 G.A. 3 <sup>RD</sup> FLR.								1982		
C.O. NO. 20162 DATE 10-19-90								1982		
PRORATED INCREMENT, COMPLETED CONSTRUCTION, \$ 16740								1982		
19 90 LIST NO. 0050043								1982		
17810 X 95.1% 347 DAYS								1982		
MISCELLANEOUS DETAIL								1982		
PERMIT # 71308 (30K) 11-16-92								1983	2-1	450750
P.A. 788-1971 G.A.								1983	2-6	897350
C.O. NO. 21800 DATE 3-2-93								1983	2-5	5250
PRORATED INCREMENT, COMPLETED CONSTRUCTION, \$ 3250								1983		
19 90 LIST NO. 0050107								1983		
4510 X 68.5% 250 DAYS								1983		
PERMIT # 72002 (50K) 8-5-92								1983		
HIGH RIDGE CH/NO.								1983		
C.O. NO. 99999 DATE 5-2-91								1983		
PRORATED INCREMENT, COMPLETED CONSTRUCTION, \$ 470								1983		
19 90 LIST NO. 0050076								1983		
1120 X 61.6% 153 DAYS								1983		
PERMIT # 72002 (50K) 8-5-92								1983		
HIGH RIDGE CH/NO.								1983		
C.O. NO. 99999 DATE 5-2-91								1983		
PRORATED INCREMENT, COMPLETED CONSTRUCTION, \$ 1770								1983		
19 90 LIST NO. 0050200								1983		
17810 X 95.1% 347 DAYS								1983		
MISCELLANEOUS DETAIL								1983		
PERMIT # 71308 (30K) 11-16-92								1983		
P.A. 788-1971 G.A.								1983		
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C.O. NO. 21800 DATE 3-2-93								1983		
PRORATED INCREMENT, COMPLETED CONSTRUCTION, \$ 3250								1983		
19 90 LIST NO. 0050107								1983		
4510 X 68.5% 250 DAYS								1983		
MISCELLANEOUS DETAIL								1983		
PERMIT # 72002 (50K) 8-5-92								1983		
HIGH RIDGE CH/NO.								1983		
C.O. NO. 99999 DATE 5-2-91								1983		
PRORATED INCREMENT, COMPLETED CONSTRUCTION, \$ 1770								1983		
19 90 LIST NO. 0050200								1983		
17810 X 95.1% 347 DAYS								1983		
MISCELLANEOUS DETAIL								1983		
PERMIT # 71308 (30K) 11-16-92								1983		
P.A. 788-1971 G.A.								1983		
C.O. NO. 21800 DATE 3-2-93								1983		
PRORATED INCREMENT, COMPLETED CONSTRUCTION, \$ 3250								1983		
19 90 LIST NO. 0050107								1983		
4510 X 68.5% 250 DAYS								1983		
MISCELLANEOUS DETAIL								1983		
PERMIT # 72002 (50K) 8-5-92								1983		
HIGH RIDGE CH/NO.								1983		
C.O. NO. 99999 DATE 5-2-91								1983		
PRORATED INCREMENT, COMPLETED CONSTRUCTION, \$ 1770								1983		
19 90 LIST NO. 0050200								1983		
17810 X 95.1% 347 DAYS								1983		
MISCELLANEOUS DETAIL								1983		
PERMIT # 71308 (30K) 11-16-92								1983		
P.A. 788-1971 G.A.								1983		
C.O. NO. 21800 DATE 3-2-93								1983		
PRORATED INCREMENT, COMPLETED CONSTRUCTION, \$ 3250								1983		
19 90 LIST NO. 0050107								1983		
4510 X 68.5% 250 DAYS								1983		







PROPERTY OWNERSHIP RECORD

RECORD OF OWNER	C.S.#	REVENUE STAMPS	VOLUME	PAGE	DATE	EXPLANATION		
VAVALA, Salvatore		mh	7215	670	591	9/25/59	M. 6740 & 1/19/59 trans	LAND 4200
		hm	--	878	150	10/19/59		BUILDINGS
		hm	--	965	71	11/26/60		TOTAL 4200
MELZER, Franklin Jr. et al (Paul D. Shapero Tr.)		hm	--	1111	406	8-4-67		LAND 11230
1/2 int					475			BUILDINGS
BALLIN, Bert et al James E. Rubin Trustees et al		hm	--	1146	504	10-10-65		TOTAL
Paul M. Shapero Trustee for Samuel Potenza		1/2 int						LAND 11230
								BUILDINGS
								TOTAL
								LAND 11230
								BUILDINGS
								TOTAL "
								LAND 11230 7650
								BUILDINGS
								TOTAL
								LAND 39940
								BUILDINGS 2000
								TOTAL 41940
								LAND 47900
								BUILDINGS 45000
								TOTAL 49900 - 192900
								LAND 47900
								BUILDINGS 165000
								TOTAL 212900
								LAND 47900
								BUILDINGS 175750
								TOTAL 223650
								LAND 47900
								BUILDINGS 311890
								TOTAL 359790
								LAND 47900
								BUILDINGS 317390
								TOTAL 365290

1960's

MISCELLANEOUS DETAIL  
 \* 1959 - A ptn. E. Lot 4, High Ridge Road (0.39ac) \$1180 transferred to State of Conn. M. 6740 - 10/19/59  
 CHANGED TO THE "C-S" TAX DISTRICT  
 SEP 1 1960  
 1963 land was from E/8, Lot 4 High Ridge Road (0.7396 Ac) \$7650  
 Zoning change Oct 4, 1963 by zoning Board from R-7 to C-L Zone.

1970  
 47900  
 317390  
 365290

REAL ESTATE RECORD

STAMFORD, CONNECTICUT											
SIDE	CARD	STREET: # 111 HIGH RIDGE ROAD and HALPIN AVENUE				DISTRICT	LOT	T. MAP	ZONE	BLOCK	SURVEY
E	8	OWNER: Ballin, Bert et al Trustee				C-S	B	152	C-L	224	7756
FRONT	REAR	AV. DEPTH	FIGURE	UNIT PRICE	DEPTH %	PRICE	TOTAL	INFL	DEPR.	SOUND VALUE	EXPLANATION

REAL ESTATE RECORD

STAMFORD, CONNECTICUT

SIDE	CARD	STREET	HIGH RIDGE ROAD & HALPIN AVENUE							DIST.	LOT	T. MAP	ZONE	BLOCK	SURVEY						
E <sup>N</sup>	8	OWNER:	Natalia Samson							C	4	171	R-7 1/2	224	6740						
FRONT	DEP.	AV. DEPTH	FIGURE	UNIT PRICE	DEPTH %	PRICE	TOTAL	INFL.	DEPR.	SOUND VALUE		EXPLANATION									
		1.46 AC				\$4300 average for acre	4600		400	4200		11.6740									
										LAND		4200									
BUILDINGS										TYPE		AGE		CONDITION EG-FP		REPL COST		DEPR.		SOUND VALUE	
																		5380			

MAIN BUILDING CONSTRUCTION			EX. GOOD FAIR POOR			STY.	DIMENSIONS		SQ. FT.	UNIT	REPLACEMENT	TOTAL LAND AND BUILDINGS:					
TYPE	ROOF SHAPE	FLOORS										5380					
ONE FAMILY	GABLE	CEMENT	1 1 1 1 2 3									4200					
FAMILY	HIP	EARTH															
NO. OF ROOMS	FLAT	PINE															
BSMT.	GAMBREL	HARDWOOD															
1ST.	MANSARD	SINGLE															
2ND.	DORMERS	ATTIC FL. & STG.															
APARTMENT		HEATING															
10RM	EXTENSIVE WALLS	RADIANT															
5-PIECE	CLAPBOARD	HOT AIR FURNACE															
HOTEL	WIDE SIDING	FORCED AIR FURNACE															
COFFICES	DEEP SIDING	ROT WATER EVAPOR															
WAREHOUSE	NO SHEATHING	STEAM															
COMM. GARAGE	WOOD SHINGLES	GAS 1 1 AIR COND.															
GAS STATION	ASBES. SHINGLES	OIL 1 1 NO HEAT															
FOUNDATION	STUCCO ON FRAME	PLUMBING															
CONCRETE	STUCCO ON BLK.	BATH 3 FIX.															
CONCRETE BLOCK	BRICK VENEER	TOIL 2 FIX.															
BRICK ON STONE	BRICK ON T. OR BL.	W. C.															
PIERS	STONE ON T. OR BL.	SINKS															
CELLAR AREA FULL	CONC. OR CIND. BL.	SHOWER															
1/2 1 1 1/2 1 1/2	INSUL.	COKE															
NO CELLAR	INTERIOR FINISH	BRICKS															
ROOFING	ASPH. SHINGLES	BRICKS															
ASPH. SHINGLES	PLASTER	BRICKS															
WOOD SHINGLES	HARDWOOD	BRICKS															
ASBES. SHINGLES	PINE	BRICKS															
SLATE	UNFINISHED	BRICKS															
TILE	WALLBOARD	BRICKS															
METAL CIG.	METAL CIG.	BRICKS															
COMP.	FINISHER ATTIC	BRICKS															
INSUL.	BSMT. ROOM	BRICKS															
HEARTH	HEARTH	BRICKS															
PANCI	PANCI	BRICKS															
										TOTAL		DEPR.		SOUND VALUE			
										DATE		INSPECTOR		ALTERATION		ADDITION	



PROPERTY OWNERSHIP RECORD

RECORD OF OWNER		CLASS	RE-ENTRY STAMPS	VOLUME	PAGE	DATE	EXPLANATION	
Talar, Jack H.				635	187	4-6-50		1950
Varala, Salvatore	MAR	H.H.	3-50	550	554	10/27/50		LAND 2050
			7-15	670	591	9/23/50		BUILDINGS
	* Bond Cert	---	---	678	150	10/19/50		TOTAL 2050
								1951
								1952
								1953
								1954
								1955
								1956
								1957
								1958
								1959
								1960

1950's

2.7 x 20 = \$4340.

1.6 front average @ 4300 = \$6880. = 4300

1959 A ptn E/8, lot 4 High Ridge Road (0.39 ac) \$1180 transferred to State Conn. M. 744 10/19/59

This certifies that a representative of the ASSESSOR, INSPECTION, INC. inspected these premises on \_\_\_\_\_

Signature \_\_\_\_\_ G. DEB OF ASSISTANT

Inspector \_\_\_\_\_

MISCELLANEOUS DETAIL: 2.7 acres for 1951 list 1.6 acre, 1.1 acre to 3-7-50, to be made 1.64 ac.

M. 6740 + 10/19/59

REAL ESTATE RECORD

STAMFORD, CONNECTICUT

SIDE	CARD	STREET	DIST.	LOT	T. MAP	ZONE	BLOCK	SURVEY
E <sup>N</sup>	8	HIGH RIDGE ROAD & HALPIN AVENUE						
OWNER								

**CITY OF STAMFORD REAL PROPERTY DATA**

PROPERTY LOCATION	PARCEL ID	CENSUS	ZONE	MAP	NBHD	SITE	PROP CLASS	SURVEY MAP	DIST.	DIR/CARD	BLK/ST/LOT	SIDE 1			
123 HIGH RIDGE ROAD	000-0933	212	CN	103	08009	01 OF 01	2-2	7756	4	E 011	0224-4050-A+B				
<b>CURRENT OWNER</b>							<b>ASSESSMENT INFORMATION</b>								
NAME 1 - HIGH RIDGE PLAZA NAME 2 - ADDRESS - P O BOX 3114 ADDRESS - STAMFORD CT ADDRESS - ZIP - 06905							YEAR	CLASS	UNITS	FULL VALUE	ASSESSED				
							2000	2-2 2-5	1.00 1.00	654210 5990	457950 4190				
<b>OWNER HISTORY</b>															
NAME	VOL	PAGE	DATE	SALE PRICE	VALID	DEED TYP	TOTAL		660200		462140				
HIGH RIDGE PLAZA	1313	229	12/14/1972				1999	2-2 2-5	1.00 1.00	654210 5990	457950 4190				
							TOTAL		660200		462140				
<b>LAND DESCRIPTION DATA</b>															
LAND TYPE	MEASURE 1	INFL CODE	INFL FACT	USE CODE	UNIT PRICE	FULL VALUE	ASSESSED	TOTAL		330700		231490			
							1991	2-2 2-5	1.00 1.00	538629 5000	377040 3500				
							TOTAL		543629		380540				
<b>COST CALCULATIONS</b>															
							BLDG	SECT	YRBLT	EXCOND	GRADE/MOD	EXFUNC	USE AS	*	
							01	01	1975	AVERAGE	C	1.00	NORMAL	532 -LOW RISE OFF	
							FROM	TO	INCOND	FUNC	USED AS	AREA	RENT/SQF	ADJ FAC	CAP RTE
							B	B	AVERAGE	1.00	532B-LW RISE	1540	8.00	1.00	.1104
							B	B	AVERAGE	1.00	532 -LOW RIS	1460	16.00	0.80	.1104
							01	03	AVERAGE	1.00	532 -LOW RIS	7636	16.00	0.80	.1104
							BLDG/SECT TOTAL AREA:		10,636	BLDG/SECT NET INCOME:		\$1,166,204			
							BLDG TOTAL AREA:		10,636	BLDG NET INCOME:		\$1,166,204			
							* SITE TOTAL AREA:		10,636	SITE NET INCOME:		\$1,166,204			
							SITE TOTAL VALUE(ROUNDED): \$1,166,200								
<b>TOTAL</b>															
<b>SITE</b>							<b>NOTES</b>								
ROAD - STATE TRAFFIC - HEAVY VIEW - WATERFRONT SEWER - YES WATER - PUBLIC UTILITIES - GAS/ELEC COMPARED - DESIREABILITY - TYPICAL							1990's								

SKETCH

PARCEL ID NUMBER

SIDE 2

000-0933

BUILDING DESCRIPTION DATA

SFLA:  
20FT/1N

STYLE -  
USE CODE -  
# OF FAMILIES -  
STORIES -  
YR BUILT -  
EFF YR BUILT -  
PART CON % -  
EXTERIOR COND -  
EXTWAL MAT -  
HEAT TYPE -  
FUEL TYPE -  
KITCHENS -  
BATHS -  
BEDROOMS -  
ROOMS -  
FIRPLCS -  
TYP FIREPLC -  
INTERIOR COND -  
BASMT TYPE -  
REMODEL YEAR -  
BASMT GAR OPEN -  
INSULATION -  
CLASS -  
CLASS MODIFIER -  
FRST STORY -  
FIN HALF -  
FIN TOR -  
SEC STORY -  
ADD STORY -  
FIN OVGAR -  
FIN ATTIC -  
BASMT AREA -  
FIN BASMT -  
REC ROOM -  
UNFN HALF -  
UNFN TOR -  
UNFN FULL -  
SFLA -  
PCNT GD -  
RCN -  
RCNLD -

IMPROVEMENT DATA

DESCRIPTION	MEASURE	DIM 1	DIM 2	QTY	CLSS	COND	YR BLT	USE CD	RCN	PCT GD	COST MOD	RCNLD
ELEV,ELEC PSNGR	DIMENSIONS	4	1200	1	C	AVERAGE	1964	2-2	36000	40		14400
PAVNG,ASPHLT	SQUARE FEET	10000		1	C	AVERAGE	1975	2-5	17100	35		5985

IMPROVEMENT CODES

FB# - BARNs  
FC# - SHEDs  
GH# - GREENHOUSES  
LP# - PATIOS  
LS# - POOLS  
PH# - POOL HOUSES  
RC# - CARPORTS  
RG# - GARAGES  
RP# - PORCHES  
TC# - TENNIS COURT  
WD# - WOOD DECKs

TOTAL

20385

COMMERCIAL-INDUSTRIAL RECORD

Copy # 000-0933

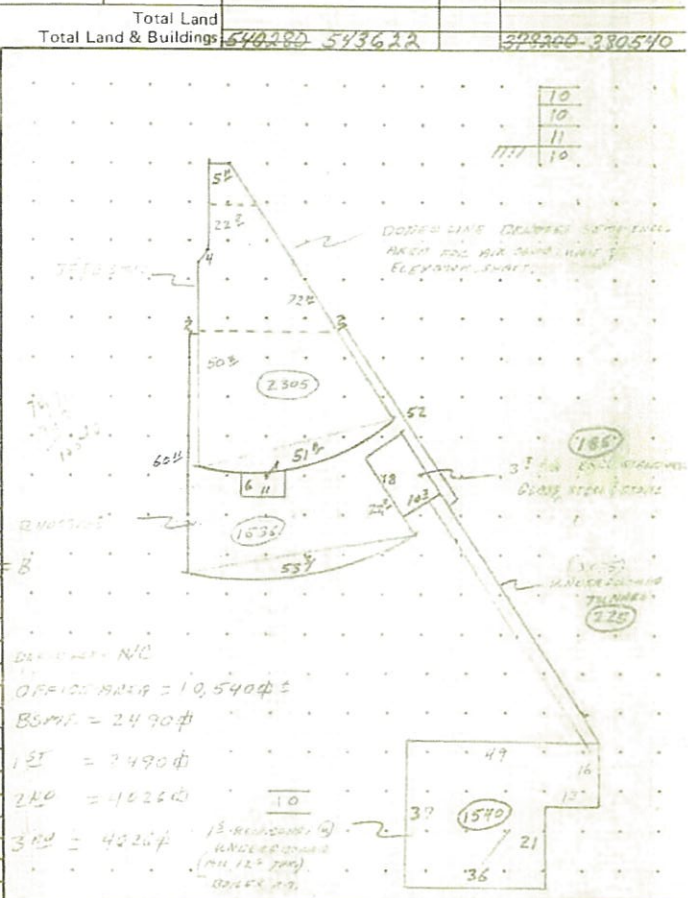
STAMFORD CONNECTICUT

SIDE	CARD	STREET	DISTRICT	LOT	T. MAP	ZONE	BLOCK	SURVEY
E	12	123 HIGH RIDGE ROAD AND OAKLAWN AVENUE AND PAUL PLACE	C-S	A+B	152	C-L	224	7756
		OWNER: High Ridge Plaza						

OCCUPANCY	CONSTRUCTION	SIZE	AREA	CLASS	AGE	REMOD.	COND.	REPL. VAL.	PHY. DEP.	PHYS. VALUE	FUNCT. DEPR.	ACTUAL VAL.	EQ. FACT.	ASSESSMENT
1 OFFICE	3 <sup>rd</sup> EB. STONE	50		B-1	1980		G	836,370	20/75	669,100	673,279	535,280	538,622	374,700
2 PAINT	3 <sup>rd</sup> T-20			A-2	1982		A-2	100,000	50			5,000		3,500
3														
4														
5														

LAND COMPUTATIONS										TOTAL BUILDINGS	ASSESSMENT		
FRONT	DEPTH	AREA	ADJUSTMENT	UNIT PRICE	TOTAL	COR. INF.	DEPR.	VALUE	ASSESSMENT				
215.40										540,280	543,622	374,700	380,540

FOUNDATION		FLOORS					HEATING			BUILDING COMPUTATION		
Concrete	<input checked="" type="checkbox"/>	Concrete	<input checked="" type="checkbox"/>				Steam			2490 S.F.	115.25	286,350
Cement Block		Earth					Hot Water	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4026 S.F.	105.40	425,150
BASEMENT AREA		Pine					Hot Air			225 S.F.	66.80	14,960
No	%	Hardwood					Gas			1540 S.F.	22.00	33,880
		Single Fl.					Oil Burner	<input checked="" type="checkbox"/>				
		Asph. Tile	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		Solar					
EXTERIOR WALLS		Terrazzo					Air Cond.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Solid Com. Brick		Elect										
Com. Br. on Tile or C.B.			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	PLUMBING						
Face Br. on Com. Br.		Wood Joist				Bath Rooms						
Face Br. on Tile or C.B.		Steel Joist				Toilet Rooms	6	<input checked="" type="checkbox"/>				
Face Br. Ven.		Rein. Conc.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Water Closet Extra	5	<input checked="" type="checkbox"/>				
Com. Br. Ven.						Sink Extra	4	<input checked="" type="checkbox"/>				
Cement or Cinder Blk.						Urinals	3	<input checked="" type="checkbox"/>				
Rein. Concrete	<input checked="" type="checkbox"/>	FRAMING				No Plumbing						
Cut Stone Facing	<input checked="" type="checkbox"/>	Wood				Total Fixtures	24	<input checked="" type="checkbox"/>				
Stucco On		Fire Resis.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5-0-10-9						
Siding or Shingles		Fireproof										
Party Walls						TILING						
Metal						Bath Rm.						
Plate Glass Front		INTERIOR FINISH				Toilet Rm.	6	<input checked="" type="checkbox"/>				
		L. & P.										
		Drywall	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							
		Unfin.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	MISCELLANEOUS						
ROOFING						Sprinkler Syst. W D	10	<input checked="" type="checkbox"/>				
Comp.	<input checked="" type="checkbox"/>	Slate/Tile				Passenger Elev. 1200lb.		<input checked="" type="checkbox"/>				
Metal		Shingle				Freight-Elev. 1000 P.S. 45 tons		<input checked="" type="checkbox"/>				
		Deck				Sash		<input checked="" type="checkbox"/>				
CEILINGS						PARTITIONS						
Lath & Plaster						L. & P.						
Dry Wall						Drywall	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
Acoustical	<input checked="" type="checkbox"/>					Brick						
None						C. Blk.						
						WIRING						
						Bx.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
						Pipe Conduit	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
						Power	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				







COMMERCIAL INDUSTRIAL PROPERTY

PROPERTY OWNERSHIP RECORD

RECORD OF OWNERSHIP	CLASS	CHRG TAX STATUS	LOCATION	VOLUME	YEAR	DATE	DESCRIPTION	SUBJECT
HARPER, Bert et al (James E. Rubin Trustee & Int) Paul D. Scapero Trustee for Samuel Polgenza (Int)				1150	1975	10-10-68		LAND 71,625
HARPER, Bert et al (James E. Rubin) Trustees				1302	1975	10-16-72		BUILDINGS 157,330
HIGH RISE PLAZA ( a partnership ) *				1313	1975	11-14-72		TOTAL 228,955
				1513	1979	11-14-72		LAND 87,230
						3/13/77		BUILDINGS 175,580
								TOTAL 262,810
								LAND 111,000
								BUILDINGS 175,580
								TOTAL 286,580
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								TOTAL 286,580
								LAND 111,000









PROPERTY OWNERSHIP RECORD

RECORD OF OWNER	CLERK	REVENUE STAMPS	VOLUME	PAGE	DATE	EXPLANATION	
Talbot, Jane H.			63E	187	4-6-50		1950 LAND 2058
Vavala, Salvatore	na	5.50	558	554	10/27/51		1950 BUILDINGS
	na	7.15	670	591	9/25/51		1950 TOTAL 2050
	= Comd Cert	--	878	150	10/19/51		1951 LAND 5380
							1951 BUILDINGS
							1951 TOTAL 5380
							1952 LAND 5380
							1952 BUILDINGS
							1952 TOTAL 5380
							1953 LAND 5380
							1953 BUILDINGS
							1953 TOTAL 5380
							1954 LAND 5380
							1954 BUILDINGS
							1954 TOTAL 5380
							1955 LAND 5380
							1955 BUILDINGS
							1955 TOTAL 5380
							1956 LAND 5380
							1956 BUILDINGS
							1956 TOTAL 5380
							1957 LAND 5380
							1957 BUILDINGS
							1957 TOTAL 5380
							1958 LAND 5380 4200
							1958 BUILDINGS
							1958 TOTAL
							1959 LAND
							1959 BUILDINGS
							1959 TOTAL
							1960 LAND
							1960 BUILDINGS
							1960 TOTAL

1950's

2177 20 = \$4340.

1.6 front average @ 4300 = \$6880. = 23%

1959 A ptn 1/8, lot 4 High Ridge Road (0.39 Ac) \$1180 transferred to State of Conn. 10/19/59

This certifies that a representative of THE VALUATION ASSOCIATES, INC. inspected these premises on \_\_\_\_\_

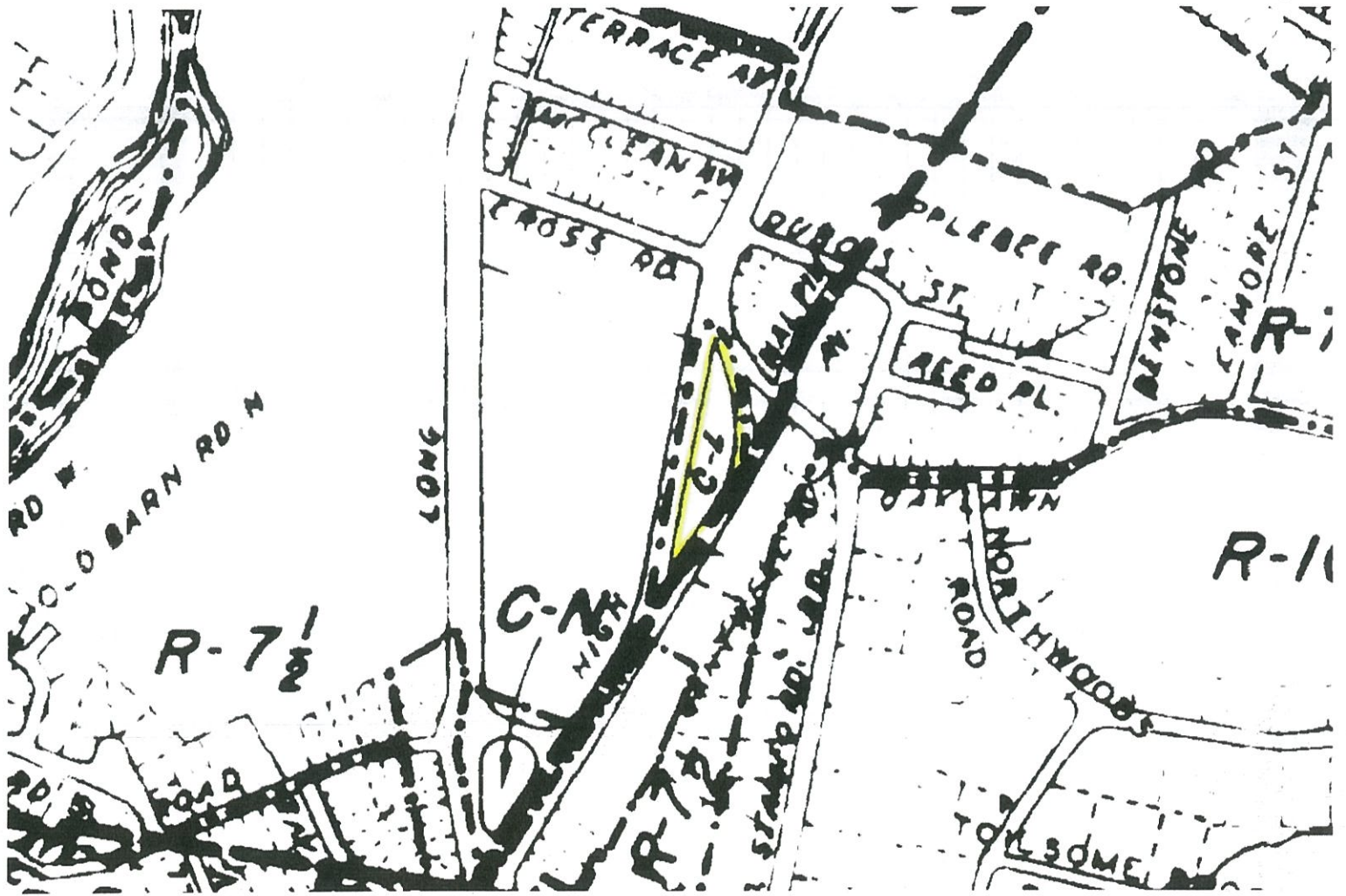
Sig. \_\_\_\_\_ owner or occupant

Inspector \_\_\_\_\_

REAL ESTATE RECORD

STAMFORD, CONNECTICUT

SIDE	CARD #	STREET: HIGH RIDGE ROAD & HALPIN AVENUE	DIST.	LOT	T. MAP	ZONE	BLOCK	SURVEY
2N	2							



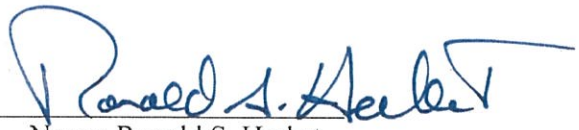
1964

AFFIDAVIT

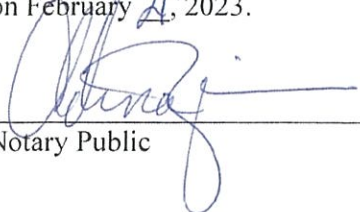
STATE OF NEW YORK )  
 ) SS. \_\_\_\_\_  
COUNTY OF NEW YORK )

The undersigned, Ronald S. Herbst, first being duly sworn, hereby deposes and says to the best of his knowledge and belief the following:

1. I am over 18 years old, and I believe in the obligations of an oath.
2. High Ridge Plaza, LLC, and its predecessor entities collectively (“HRP”) was the original owner of the developed property located at 111-123 High Ridge Road, Stamford, Connecticut (the “Property”).
3. I am the principal of the law firm, Herbst & Associates.
4. Herbst & Associates (or its predecessors), served as one of the principal counsel to HRP from, on or about, 1985 to the date of its sale in 2017.
5. Both the Herbst family and the undersigned personally had an interest in High Ridge Plaza, LLC, and the co-managing member of the LLC was my uncle, Dr. Bert Ballin.
6. I have familiarity with the past and present use of the Property.
7. The Property was constructed, to the best of my understanding, on or about 1964.
8. The attached “Schedule A” sets forth a list of some of the tenants who occupied the Property between 1985-2017.
9. I have no reason to believe the Property was ever used for purposes other than retail and office.
10. The parking on the Property is, I believe, now legally non-conforming, and HRP never had any intent to abandon the nonconforming status.
9. This affidavit is set forth as to the best of my knowledge and belief and is made with the understanding that the City of Stamford, may rely upon the factual information set forth herein, in issuing a Zoning Permit and Building Permit.

BY:   
Name: Ronald S. Herbst

Signed and sworn to before me  
on February 21, 2023.

  
\_\_\_\_\_  
Notary Public

ADINA ZION  
Notary Public, State of New York  
Reg. No. 02Z15080661  
Qualified in New York County  
Commission Expires June 16, 2023

**Partial List of Tenants for High Ridge Plaza LLC**

**Whose Leases Were Worked on by Herbst & Associates**

1. Arthur Murray Dance Studio
2. Bonnie Adams
3. C&G Crystal
4. Cream Puff Bakery
5. Dance With Me – Stamford
6. Data World
7. Disc & Dat
8. Diva Tec
9. Giullano's Music
10. Knit Together
11. Middlesex Catering
12. Oreck Vacuum
13. Today's Kitchen
14. Video.CT
15. YB Taekwondo Academy

High Ridge Plaza, LLC  
Tenant List 05/19/2016

Tenant First and Last Name
Allure Bridal and Floral
Allure Gowns
GM Music Corp.
Dew Yoga
Optimal Health Medical, LLC
Laura Futterman, MD
Poliform Company and Today's Kitchen
A 2 Z Watch and Clock Repair
Vandermark Enterprises, LLC
North Stamford Podiatry Associates
Dr. Paz Weight Loss Center
Circle and Square LLC/ Kumon Math Center
Impressive Hair Design
Dr. Scott Bender
Lady Nails
State of Connecticut
Stamford Conference Center
State Farm Insurance
Hearing Aid Center

according to the following requirements and such space shall be provided with necessary driveways appurtenant thereto and giving access thereto.

Location of intersections of such access driveways with streets, and any necessary curb cuts in relation thereto, shall be subject to the approval of the Chief of Police and the City Engineer.

Such parking area shall be deemed to be required space on the lot or adjoining lot on which buildings are situated and shall not thereafter be encroached upon or reduced in any manner without providing additional area to conform to these regulations.

Yard space, as required by these Regulations, may be used for off-street parking space, driveways, loading and unloading space, except that parking, loading and unloading shall not be permitted on a lot within 10 feet of any street line.

1 — Parking space for 3 vehicles for every two dwelling units occupying any lot, except that when the dwelling unit shall consist of not more than one room in addition to a bathroom and kitchen, or not more than one room in addition to a bathroom and any combination or combined arrangement of living-dining and kitchen facilities, parking area for not less than one vehicle for each said dwelling unit.

2 — Parking space for one vehicle for each 8 seats shall be provided for each Church, Club or Recreational Building at a point not greater than 500 feet distant in a direct line from the nearest part of said buildings.

3 — Parking space for one vehicle for each staff member in any school, such parking area to be not greater than 500 feet distant in a direct line from the nearest part of said building.

4 — Parking space for one vehicle for each 500 square feet of floor space which is used for professional offices or studios in a building. Such parking area to be provided at a point not greater than 500 feet distant in a direct line from the nearest part of said building.

5 — Parking space for one vehicle for each three beds and each two staff members shall be provided for every hospital, clinic, or nursing home. Such parking area to be provided at a point not greater than 500 feet distant in a direct line from the nearest part of such a building.

6 — Parking space for one vehicle for each 8 seats or similar accommodations in any theatre, auditorium or stadium; such area shall be provided at a point not farther than 500 feet distant in a direct line from the nearest part of said theatre, auditorium or stadium.

7 — Parking space for one vehicle for each 500 square feet of public floor area in any restaurant, night club, tavern, grill, bar, dance hall, or enclosed ice skating rinks, such area shall be provided at a point not further than 500 feet distant in a direct line from the nearest part of said restaurant, night club, bar or dance hall.

8 — Parking space for 1 vehicle for each 3 guest rooms or suites of guest rooms in a hotel or boarding house, except that in the case of automobile courts or motels there shall be provided parking space for one vehicle for each room designed for sleeping purposes, and such area shall be provided at a point not further than 500 ft. distant in a direct line from the nearest part of said automobile courts and motels.

9 — Parking space for one vehicle for each 500 square feet of ground floor area of any retail store or office building not otherwise specified herein, and an additional parking space for one vehicle for each 1000 square feet of floor area on the upper floor or floors of any retail store or office building not otherwise specified herein; such area shall be provided at a point not more than 500 feet distant in a direct line from the nearest part of said retail stores or office building.

This requirement shall not apply to any property in single ownership at the time of the passage of these regulations having a lot area of 7,500 feet or less, and provided that the average lot depth is 100 feet or less, and provided further that the gross floor area of the building is less than 10,000 square feet. This requirement shall also not apply to property in a C-G General Commercial District or in a C-L Limited Business District within 1500 feet radius of a municipal parking lot as measured between the nearest point of the property and the nearest point of the parking lot.

10 — Parking space for one vehicle for each three employees in any wholesale house or industrial plant; such area to be provided at a point not more than 500 feet distant in a direct line from the nearest point of said wholesale house or industrial plant.

11 — Adequate parking space to be provided for passenger transportation terminals to facilitate arrivals and departures, and further, one parking space for each three employees employed on the premises; such area to be provided not more than 500 feet distant in a direct line from the nearest part of said terminals.

12 — Theatres, bowling alleys, night clubs and other similar uses and activities, carrying on the major portion of their business during the evening hours, may provide fifty percent (50%) of the required parking space, as specified above, through use of parking space provided for uses and buildings carrying on the major portion of their business during daytime hours.

13 — Every hospital, institution, hotel, retail store, office building, wholesale house or industrial building hereafter erected or established shall have on the premises at least one permanently established off street loading space if the gross floor area in such building or buildings is greater than 10,000 square feet.

14 — Any building existing at the time of the enactment of this regulation which shall hereafter be wholly or partially demolished or destroyed may be reconstructed and/or replaced in a manner so as to occupy the same location and ground area without complying with the provisions in this Section.

15 — No residential dwelling may be changed or altered to provide for more family units than existed in such building at the time of the enactment of these regulations, unless an off street parking space within 300 feet of the property is provided for each additional family unit included in the changed or altered building.

16 — Regardless of any other provisions of this section, the requirements for off street parking in a Commercial or Industrial District shall not be greater than the average off street parking per square foot of floor area now provided by any Commercial or Industrial buildings on other lots within 200 feet of said lot in the same block and on the same side of the street existing at the time of the adoption of this sub-section.

### Section 13 — Signs and Billboards

A — No sign, which is illuminated by lighting of flashing, intermittent or varying intensity, shall be erected in any district.

B — In a Residential (R) District the following non-illuminated signs are permitted on each plot:

1 — One sign not over ten (10) square feet in area advertising the sale, rental, exchange, lease, construction, repair or other disposal of a building or premises on which such sign is maintained. Such signs shall not be placed in advance of the setback line specified for the district in which the property is located.



mobile courts or motels there shall be provided parking space for one vehicle for each room designed for sleeping purposes, and such area shall be provided at a point not further than 500 ft. distant in a direct line from the nearest part of said automobile courts and motels.

9 — Parking space for one vehicle for each 500 square feet of ground floor area of any retail store or office building not otherwise specified herein, and an additional parking space for one vehicle for each 1000 square feet of floor area on the upper floor or floors of any retail store or office building not otherwise specified herein; such area shall be provided at a point not more than 500 feet distant in a direct line from the nearest part of said retail stores or office building. This requirement shall not apply to any property in single ownership at the time of the passage of these regulations having a lot area of 7,500 feet or less, and provided that the average lot depth is 100 feet or less, and provided further that the gross floor area of the building is less than 10,000 square feet. This requirement shall also not apply to property in a C-G General Commercial District or in a C-L Limited Business District within 1500 feet radius of a municipal parking lot as measured between the nearest point of the property and the nearest point of the parking lot.

10 — Parking space for one vehicle for each three employees in any wholesale house or industrial plant; such area to be provided at a point not more than 500 feet distant in a direct line from the nearest point of said wholesale house or industrial plant.

11 — Adequate parking space to be provided for passenger transportation terminals to facilitate arrivals and departures, and further, one parking space for each three employees employed on the premises; such area to be provided not more than 500 feet distant in a direct line from the nearest part of said terminals.

12 — Theatres, bowling alleys, night clubs and other similar uses and activities, carrying on the major portion of their business during the evening hours, may provide fifty percent (50%) of the required parking space, as specified above, through use of parking space provided for uses and buildings carrying on the major portion of their business during day-time hours.

13 — Permanently established off-street loading space shall be provided on the premises in accordance with the following requirements for each of the following uses or any combination thereof:

**Hospitals and Similar Institutions:**

From 10,000 to 300,000 square feet of floor area — one space.

For each additional 300,000 square feet of floor area or major fraction thereof — one additional space.

**Hotels and Office Buildings:**

From 25,000 to 100,000 square feet of floor area — one space.

From 100,000 to 300,000 square feet of floor area — two spaces.

For each additional 300,000 square feet of floor area or major fraction thereof — one additional space.

**Retail Stores and Service Establishments:**

From 10,000 to 40,000 square feet of floor area — one space.

From 40,000 to 100,000 square feet of floor area — two spaces.

For each additional 150,000 square feet of floor area or major fraction thereof — one additional space.

**Wholesale, Manufacturing and Storage:**

From 8,000 to 40,000 square feet of floor area — one space.

From 40,000 to 80,000 square feet of floor area — two spaces.

For each additional 80,000 square feet of floor area or major fraction thereof — one additional space.

14 — Any building existing at the time of the enactment of this regulation which shall hereafter be wholly or partially demolished or destroyed may be reconstructed and/or replaced in a manner so as to occupy the same location and ground area without complying with the provisions in this Section.

15 — No residential dwelling may be changed or altered to provide for more family units than existed in such building at the time of the enactment of these regulations, unless an off street parking space within 300 feet of the property is provided for each additional family unit included in the changed or altered building.

16 — Regardless of any other provisions of this section, the requirements for off street parking in a Commercial or Industrial District shall not be greater than the average off street parking per square foot of floor area now provided by any Commercial or Industrial buildings on other lots within 200 feet of said lot in the same block and on the same side of the street existing at the time of the adoption of this sub-section.

**Section 13 — Signs and Billboards**

A — No sign, which is illuminated by lighting offashing, intermittent or varying intensity, shall be erected in any district.

B — In a Residential (R) District the following non-illuminated signs are permitted on each plot:

1 — One sign not over ten (10) square feet in area advertising the sale, rental, exchange, lease, construction, repair or other disposal of a building or premises on which such sign is maintained. Such signs shall not be placed in advance of the setback line specified for the district in which the property is located.

2 — A sign placed not in advance of the setback line and not over two (2) square feet in area announcing the existence of an enterprise permitted on the premises, except that public and religious institutions may have an announcement sign not in advance of the setback line, and not over twelve (12) square feet in area for their own use.

3 — A sign not over two (2) square feet in area having the name of the occupant of a dwelling or the name of such property is permitted upon the premises so occupied.

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-N Zone  
NOTES

- Underground utility, structure and facility locations depicted and noted herein have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parcel testimony and from other sources and Street traffic patterns depicted on this AMap are approximate taken from Google earth images and other available resources at these locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to Edward J. Prattardi, Inc. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction.
- The contractor shall notify all public utility companies by calling Call-Before-You-Dig at 1-800-922-4452 at least 72 hours prior to crossing their lines.
- Subject Property Depicted Lies in Zone "X" Area determined to be out side or above the designated FEMA Area as Defined on FEMA FIRM Map Panel 505 of 626, Community-Panel Number 0900100500P, Effective Date June 18, 2010.
- Reference is hereby made to all Notes and Recorded Documents as they may pertain to the Parcel Depicted on this map. Property is Subject to Easements, Covenants and Restrictions of public record. Refer to First American Title Insurance Company Commitment for Title Insurance CTS 2300033 Effective Date December 14, 2010.
- Real property known as: 111 and 123 High Ridge Road, Stamford, Connecticut. Title to the estate or interest in the land is at the Effective Date vested in High Ridge Plaza, Limited Liability Company, by virtue of a deed dated December 4, 1972 and recorded December 14, 1972 in Book 1313 at Page 225 of the Stamford Land Records, and corrected OC deed dated March 20, 1999 and recorded February 15, 2000 in Book 3454 at page 259 of said land records. (a) Assignment of all Rights and Leases between said parties, dated June 20, 2012 and recorded June 29, 2012 in Book 10461 at page 271 of said records. Note: Agreement set forth in Volume 994 at Page 512 of the Stamford Land Records referred to in deeds appears to have expired as stated in referenced Title Report.
- Existing Buildings can be considered Existing Non-Conforming with regard to Setback and Building Coverage for 111 High Ridge Road property was C-1 Zone at time of Construction Year Built 1954 Refer to NON CONFORMING USES ARTICLE IV - SPECIAL REGULATIONS SECTION 10A - Any building or use of land or building legally existing at the time of enactment of this Regulation, or of any amendments thereto, or authorized lawful permit issued prior to the adoption of these Regulations which does not conform to the provisions of these Regulations for the Use Districts in which it is located, shall be designated a non-conforming use. Such use may be continued but may not be extended or expanded, or changed to a less restrictive use as listed in the LAND USE SCHEDULE in APPENDIX A. NOTE: Zoning Information is Subject To The Review And Approval By The Appropriate Governing Authority.
- Note the Painted parking Area, Street Access Curbing retaining wall and the Overhead Utility services over the Southside Property Line.

**LEGEND**

Soil Elevation	105.0	Existing
Center	110	
Storm Drain		
Storm Sewer		
Gas Main		
Water Main		
Electric		
Stone Wall		
Stone Masonry Wall		
Concrete Wall		
Brick Wall		
Fence		
Color Basin (In Curb)	Manhole	
Color Basin (Flush)	Yard Drain	
Gas Valve	Light Pole	
Water Valve	Sign	
Traffic Signal Pole	Tree	

(15) In any building containing more than 3000 square feet of gross floor area general office use shall be limited to stories above the ground floor level (S3-003)

In any Business, Commercial or Industrial District, a building erected on a corner lot shall be required to comply with the front setback standards on all streets and shall comply with the rear yard setback standard for the lot line generally opposite the narrower street frontage. All other yards shall comply with the side yard setback standard in the case of equal frontages the owner may designate which street line shall be the front lot line for the purpose of determining the rear lot line. (S1-023)

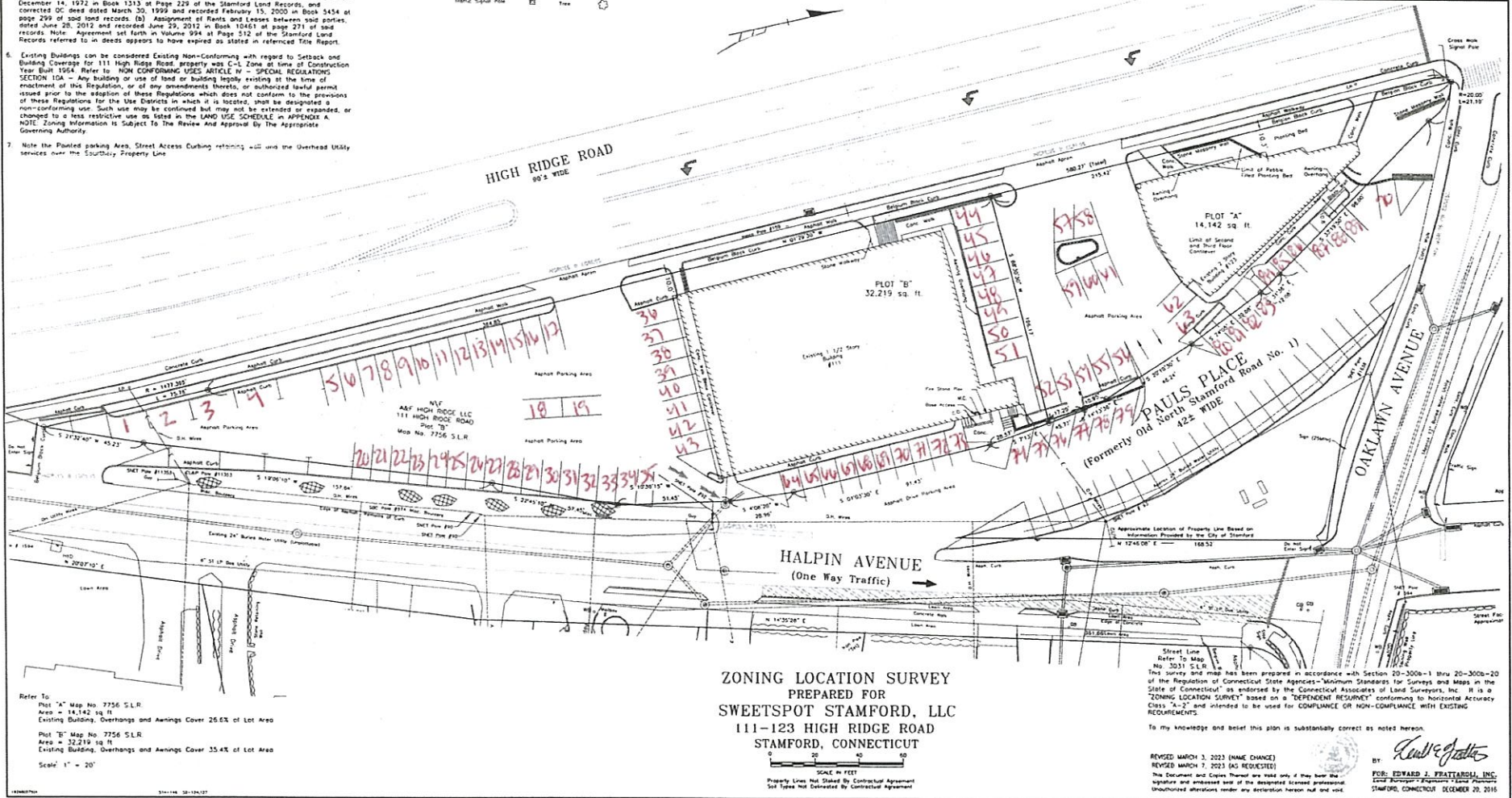
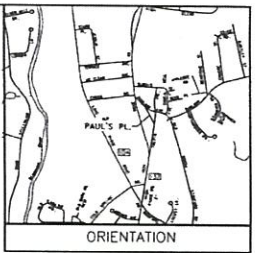
Zoning Information is Subject To The Review And Approval By The Appropriate Governing Authority.

Property Lines Not Shaded By Contractural Agreement  
Soil Types Not Determined By Contractural Agreement

SEE AND LOCATION OF PROPOSED DEVELOPMENT PROVIDED BY OTHERS IS SUBJECT TO THE REVIEW AND APPROVAL BY THE APPROPRIATE GOVERNING AUTHORITIES

**C-N<sup>1</sup> ZONE BUILDING SETBACK REQUIREMENTS**

Front Street Line Setback	15'
Center Line Of Street Setback	40'
Rear Yard Setback	20'
Side Yard Setback	5' W/ Total Of 12'
Max. Building Coverage	30% Of Lot Area



Refer To  
Plot "A" Map No. 7756 S.L.R.  
Area = 14,142 sq. ft.  
Existing Building, Overhangs and Awnings Cover 26.6% of Lot Area  
Plot "B" Map No. 7756 S.L.R.  
Area = 32,219 sq. ft.  
Existing Building, Overhangs and Awnings Cover 35.4% of Lot Area  
Scale: 1" = 20'

Beginning at a point on the westerly side of High Ridge Road as it now exists with its intersection with the southerly line of Oaklawn Avenue, thence easterly along a curve to the right the radius of which is 18.33 feet a distance of 44.63 feet, thence southeasterly along the southerly line of Oaklawn Avenue, the bearing of which is S 41° 59' 20" E a distance of 58.28 feet, thence along a curve to the left the radius of which is 50.00 feet a distance of 11.40 feet and thence S 55° 03' 00" E a distance of 15.97 feet to the easterly side of Paul's Place, so called, thence along the easterly side of Paul's Place, so called the following courses; along a curve to the right the radius of which is 560.00 feet a distance of 121.65 feet, thence along a curve to the right the radius of which is 300.00 feet a distance of 65.07 feet, thence along a curve to the right the radius of which is 620.00 feet a distance of 20.27 feet to the westerly line of Halpin Avenue, thence southerly along the westerly line of Halpin Avenue, the bearing of which is S 15° 02' 17" W a distance of 140.69 feet southerly along the westerly line of Halpin Avenue, the bearing of which is S 18° 06' 00" W a distance of 34.46 feet, thence northerly along the westerly line of property of High Ridge Plaza the following courses and distances; N 10° 30' 10" E a distance of 51.46 feet, N 4° 08' 20" E a distance of 28.96 feet, N 1° 03' 30" W a distance of 91.43 feet, N 7° 13' 00" W a distance of 45.77 feet, N 14° 14' 00" W a distance of 10.95 feet, N 20° 10' 30" W a distance of 46.24 feet, N 24° 05' 00" W a distance of 39.08 feet, N 31° 36' 00" W a distance of 12.08 feet, N 33° 19' 50" W a distance of 98.00 feet, thence a curve to the left, the radius of which is 20.00 a distance of 21.10 feet to the point or place of beginning.

Subject to the right, privilege and easement by the City of Stamford, its successors and assigns, to enter upon the above described premises, to maintain, repair, install, construct, operate and/or replace storm and sanitary sewers, drainage systems, water mains and other underground utilities, provided that after the completion of such maintenance, repair, installation, construction and operation, during the term of the lease of which this schedule is a part, the City of Stamford, as its own expense, shall restore the land, as nearly as possible, to its then existing condition.

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MR. ROSS MOVED for SUSPENSION OF THE RULES so that he could present a second resolution concerning Paul's Place. Seconded and CARRIED.

MR. ROSS said the Planning & Zoning Committee voted to recommend that the following resolution to discontinue Paul's Place as a public highway be adopted and HE SO MOVED. Seconded and CARRIED.

RESOLUTION NO. 992

TO DISCONTINUE PAUL'S PLACE AS A PUBLIC HIGHWAY

Sec. 1. Paul's Place, bounded and described as follows, is hereby declared to be discontinued as a public highway.

Beginning at a point on the westerly side of High Ridge Road as it now exists with its intersection with the southerly line of Oaklawn Avenue, thence easterly along a curve to the right the radius of which is 18.33 feet a distance of 44.63 feet, thence southeasterly along the

Minutes of February 3, 1975

southerly line of Oaklawn Avenue, the bearing of which is S 41° 59' 20" E a distance of 58.28 feet, thence along a curve to the left the radius of which is 50.00 feet a distance of 11.40 feet and thence S 55° 03' 00" E a distance of 15.97 feet to the easterly side of Paul's Place, so called, thence along the easterly side of Paul's Place, so called, the following courses; along a curve to the right the radius of which is 560.00 feet a distance of 121.65 feet, thence along a curve to the right the radius of which is 300.00 feet a distance of 65.07 feet, thence along a curve to the right the radius of which is 620.00 feet a distance of 20.27 feet to the westerly line of Halpin Avenue, thence southerly along the westerly line of Halpin Avenue, the bearing of which is S 15° 02' 17" W a distance of 140.69 feet southerly along the westerly line of Halpin Avenue, the bearing of which is S 18° 06' 00" W a distance of 34.46 feet, thence northerly along the westerly line of property of High Ridge Plaza the following courses and distances; N 10° 30' 10" E a distance of 51.46 feet, N 4° 08' 20" E a distance of 28.96 feet, N 1° 03' 30" W a distance of 91.43 feet, N 7° 13' 00" W a distance of 45.77 feet, N 14° 14' 00" W a distance of 10.95 feet, N 20° 10' 30" W a distance of 46.24 feet, N 24° 05' 00" W a distance of 39.08 feet, N 31° 36' 00" W a distance of 12.08 feet, N 33° 19' 50" W a distance of 98.00 feet, thence a curve to the left, the radius of which is 20.00 feet, a distance of 21.10 feet to the point or place of beginning.

Section 2. The duty, responsibility and cost of the maintenance of the above described roadway shall be and is hereby declared to be transferred to and borne by High Ridge Plaza for the period of and in accordance with the terms and conditions of a lease between the said High Ridge Plaza and the City of Stamford which has this day been approved by this Board.

The City of Stamford, its successors and assigns, reserve a perpetual right, privilege, and easement to enter upon the above described premises, to maintain, repair, install, construct, operate and/or replace storm and sanitary sewers, drainage systems, water mains and other underground utilities, provided that after the completion of such maintenance, repair, installation, construction, and operation, during the term of said lease, the City of Stamford, at its own expense, shall restore the land, as nearly as possible, to its then existing condition.

This resolution shall take effect upon its approval by the Board of Finance.

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In response to a question from MR. BLOIS, MR. ROSS said the notice to the public of the sale of the Washington Blvd. property will be appearing in the newspaper in the very near future. He said the delay was caused because of some confusion over which department of the City was supposed to handle the sale. He said that mixup has been clarified and the property will be offered for sale soon.

PUBLIC HOUSING & GENERAL RELOCATION COMMITTEE

MRS. McINERNEY MOVED that the following Sense of the Board resolution concerning the construction of the Clinton Avenue Housing Project for Senior Citizens be adopted. Seconded by Mr. Costello and CARRIED.