

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.

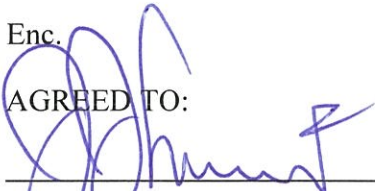
Very truly yours,

*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.

CURRENT OWNER		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
A&F HIGH RIDGE LLC	10601	3 Public Sewer	4 Proposed	COM LAND	6,396,340	2-1	Assessed	6135	
		1 All Public	1 Paved	COM BLDG	4,989,510	2-2	Appraised	4,477,440	
		4 Gas		COM OUTBL	32,000	2-5	Assessed	3,489,860	
199 MAIN STREET		SUPPLEMENTAL DATA		6135		STAMFORD, CT			
MEZZANINE		Alt Prcl ID	103 224 A+B	DSSD					
WHITE PLAINS NY		Survey1	7756	Agent Nam					
		Survey2	6740	Roll					
		Census Tr	212	Common					
		Census Bl	2010	Neighborn					
		Sewer Acct		RIDGWY:					
		GIS ID	E 011 4050	Assoc Pid#					

**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
HIGH RIDGE PLAZA LLC	5454	0299	02-15-2000	U	I	0		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	3,072,240
									2-5	22,410		2-5	21,080
								Total	7,989,710	7,989,710	Total	7,021,060	

**EXEMPTIONS**  
 Description: Amount Code Description Number Amount  
 Total 0.00

**OTHER ASSESSMENTS**  
 Description: Amount Code Description Number Amount  
 Total 0.00

**ASSESSING NEIGHBORHOOD**  
 Nbhd Name: 0800  
 Description: B  
 Tracing: Batch

**NOTES**  
 ORECK  
 GREAT NAILS HIGH RIDGE OFFICE PLAZA  
 A22 ANTIQUES & JEWELRY  
 TODAY'S KITCHEN  
 POLLIFORM; A&A HEARING AID CENTER  
 IMPRESSIVE STATE FARM HAIR DESIGN  
 DR LAURA FUTTERMAN; HENRY SOBO, M.D  
 NADINE HOKAYEM N.A.  
 WORKMANS COMP; KUMON MATH & READING  
 HIGH RIDGE CONFERENCE CTR, CT SPINE &  
 HEALTH CTR;N. STAMFORD PODIATRY

BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY											
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Date	Id	Type	Is	Cd	Purpose/Result		
B-22-1078	08-25-2022	NV	No Value	0		0	12-29-2021	08-19-2022	MVS			01	Measur+1Visit		
B-22-613	06-06-2022	NV	No Value	0		0	05-26-2021	05-04-2022	DN			24	Court Stipulation		
B-21-1387	07-28-2021	NV	No Value	0		100	11-30-2020	03-09-2018	SEG			18	Board of Assessment Appe		
B-21-273	02-03-2021	NV	No Value	0		100	11-30-2020	08-03-2012	SM			00	Measur+Listed		
B-20-192	08-20-2020	NV	No Value	0		100	11-30-2020	07-21-2012	BJ			14	Consolidation		
B-20-265	05-28-2020	NV	No Value	0		0		04-23-2010	BJ			24	Court Stipulation		
B-19-1745	12-05-2019	NV	No Value	0		0		11-18-2008	GS			29	Data Mailer		
<b>LAND LINE VALUATION SECTION</b>															
B Use Code	Description	Zone	District	Desc.	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
1	200	Commercial	CN	4	46,357	SF	137.98	1.00000	E	1.00	0800	1.000	0	137.98	6,396,340

TOTAL CARD LAND UNITS		TOTAL LAND AREA	
1.06	AC	1.06	Parcel Total Land Area: 1.06
Total Card Land Units		Total Land Value	
1.06 AC		6,396,340	







CURRENT OWNER		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
Code	Description	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
3	Public Sewer	4	Proposed						
1	All Public	1	Paved						
4	Gas								
SUPPLEMENTAL DATA		DSSD		Agent Nam		1		6135	
Alt Prcl ID 103 224 A+B				Roll		Common		STAMFORD, CT	
Survey1 7756				Neighborn		HIGH RIDGE PLA		<b>VISION</b>	
Survey2 6740				Ridge		RIDGWY:			
Census Tr 212				Assoc Pid#		E 011 4050			
Census BI 2010									
Sewer Acct									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
A&F HIGH RIDGE LLC	11692	0001	03-09-2017	Q	I	10,250,000	00
HIGH RIDGE PLAZA LLC	5454	0299	02-15-2000	U	I	0	0
HIGH RIDGE PLAZA	1313	0229	12-14-1972	U	I	0	25
Total						7,989,710	Total

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total		0.00	

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Code	Description	Amount
0800	B	Tracing	
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
Total Appraised Parcel Value		11,413,850	

PREVIOUS ASSESSMENTS (HISTORY)		APPRaised VALUE SUMMARY	
Year	Code	Assessed	Year
2022	2-1	4,477,440	2021
	2-2	3,489,860	2-2
	2-5	22,410	2-5
Total		7,989,710	Total

LAND LINE VALUATION SECTION		APPRaised VALUE SUMMARY	
B Use Code	Description	Zone	District Desc.
2	Commercial MD	CN	4
Total Card Land Units		0.00	
Total Land Value		6,396,340	

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Type	Description
Total Appraised Parcel Value		11,413,850	

LAND LINE VALUATION SECTION		APPRaised VALUE SUMMARY	
B Use Code	Description	Zone	District Desc.
2	Commercial MD	CN	4
Total Card Land Units		0.00	
Total Land Value		6,396,340	





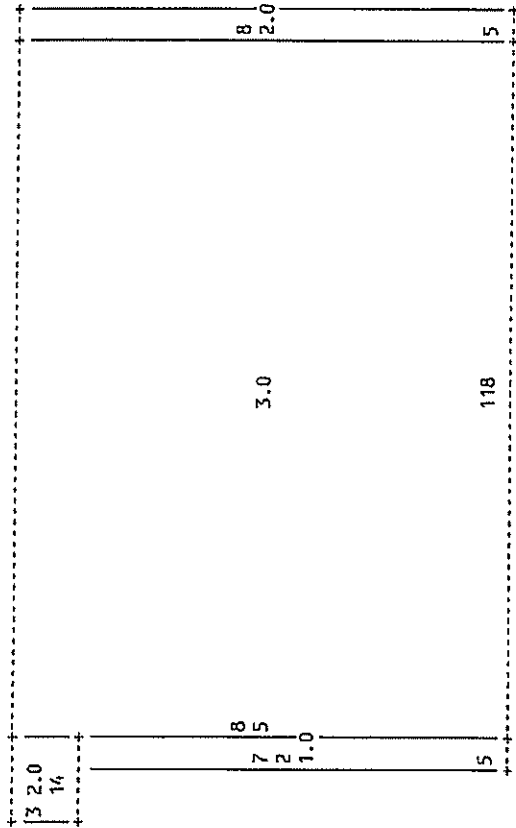
CITY OF STAMFORD REAL PROPERTY DATA

PROPERTY LOCATION	PARCEL ID	CENSUS	ZONE	MAP	NBRD	SITE	PROPC 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		
CURRENT OWNER													
NAME 1 - HIGH RIDGE PLAZA LLC													
NAME 2 -													
ADDRESS - P O BOX 3114													
ADDRESS - STAMFORD CT													
ADDRESS -													
ZIP - 06905													
OWNER HISTORY													
NAME	VOL	PAGE	DATE	SALE PRICE	VALID	DEED TYP							ASSESSED
HIGH RIDGE PLAZA LLC	5454	299	02/15/2000		N	Q							389410
HIGH RIDGE PLAZA	1313	229	12/14/1972										1531190 6290
LAND DESCRIPTION DATA													
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						
ASSESSMENT INFORMATION													
YEAR	CLASS	UNITS	FULL VALUE	ASSESSED									
2000	2-1	1.00	556300	389410									
	2-2	1.00	2187420	1531190									
	2-5	1.00	8980	6290									
	TOTAL		2752700	1926890									
1999	2-1	1.00	556300	389410									
	2-2	1.00	2187420	1531190									
	2-5	1.00	8980	6290									
	TOTAL		2752700	1926890									
1993	2-1	1.00	834400	584080									
	2-2	1.00	992420	694690									
	2-5	1.00	8980	6290									
	TOTAL		1835800	1285060									
1991	2-1	1.00	440366	308270									
	2-2	1.00	1320185	924130									
	2-5	1.00	7500	5250									
	TOTAL		1768071	1237650									
COST CALCULATIONS													
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	RIE				
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-LM	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						
LAND USE DATA													
ROAD	-	STATE											
TRAFFIC	-	HEAVY											
VIEW	-												
WATERFRONT	-	YES											
SEWER	-	PUBLIC											
UTILITIES	-	GAS/ELEC											
COMPARED	-	TYPICAL											
DESIREABILITY	-												
NOTES													
1990's													



SKETCH

SFLA:  
30FT/1IN



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 -
- FIRPLGS -
- 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 OVGR -
- FIN ATTIC -
- BASMT AREA -
- FIN BASMT -
- REC ROOM -
- UNFN HALF -
- UNFN TOR -
- UNFN FULL -
- SFLA -
- PCT GD -
- RCN -
- RCNLD -

IMPROVEMENT CODES

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

IMPROVEMENT DATA

DESCRIPTION	MEASURE	DIM 1	DIM 2	QTY	CLSS	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

TOTAL 28538

























PROPERTY OWNERSHIP RECORD

RECORD OF OWNER	CLERK	RECORD STAMPS	VOLUME	PAGE	DATE	EXPLANATION
Talbot, James H.			695	187	4-6-50	
Varvata, Salvatore	RE	7-20	550	554	10/27/53	
	RE	7-15	670	591	9/25/58	
* Sold			876	150	10/15/53	
1950's						
<p>2.17 x 80 = 173.60</p> <p>1.5 Acre approx @ 4300 = 6450 = 4300</p> <p>1959 Alpha E18, Lot 4 High Ridge Road (6.39 Ac) ± 1180 Traveled to State Comm. Mt. 7/16/59</p> <p>This certifies that a representative of the ASSET INTD. INC. inspected these premises on _____</p> <p>_____ G REF OF ACCIDENT</p> <p>Inspector _____</p>						

STAMPED, CONNECTICUT

REAL ESTATE RECORD

SIDE: 8  
 COND: 8  
 STREET: HIGH RIDGE ROAD & HALPIN AVENUE  
 OWNER: M. V. L. /  
 DIST.:  
 LOT:  
 T. MAP:  
 ZONE:  
 BLOCK:  
 SURVEY:

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	000-0953	212	CN	103	08009	01 OF 01	2-2	7756	4	E 011	0224-4050-A+B	
CURRENT OWNER												
NAME 1 - HIGH RIDGE PLAZA												
NAME 2 -												
ADDRESS - P O BOX 3114 CT												
ADDRESS - STAMFORD												
ZIP - 06905												
OWNER HISTORY												
NAME	VOL	PAGE	DATE	SALE PRICE	VALID	DEED TYP						
HIGH RIDGE PLAZA	1313	229	12/14/1972									
LAND DESCRIPTION DATA												
LAND TYPE	MEASURE 1	INFL CODE	INFL FACT	USE CODE	UNIT PRICE	FULL VALUE	ASSESSED					
ASSESSMENT INFORMATION												
YEAR	CLASS	UNITS	FULL VALUE	ASSESSED								
2000	2-2	1.00	654210	457950								
	2-5	1.00	5990	4190								
	TOTAL		660200	462140								
1999	2-2	1.00	654210	457950								
	2-5	1.00	5990	4190								
	TOTAL		660200	462140								
1993	2-2	1.00	323000	226100								
	2-5	1.00	7700	5390								
	TOTAL		330700	231490								
1991	2-2	1.00	538629	377040								
	2-5	1.00	5000	3500								
	TOTAL		543629	380540								
COST CALCULATIONS												
BLDG SECT	YRBLT	EXCOND	GRADE/MOD	EXFUNC	USE AS							
01	01	1975	AVERAGE	C	1.00	NORMAL	532	-LOW	RISE	OFF		
FROM	TO	INCND	FUNC	USED	AS	AREA	RENT/SOF	ADJ	FAC	CAP	RTG	
8	8	AVERAGE	1.00	532B-LW	RISE	1540	8.00	1.00	.1104			
8	8	AVERAGE	1.00	532	-LOW	RTG	1460	0.80	.1104			
01	03	AVERAGE	1.00	532	-LOW	RTG	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						
ROAD												
TRAFFIC - STATE												
VIEW - HEAVY												
WATERFRONT -												
SEWER - YES												
WATER - PUBLIC												
UTILITIES - GAS/ELEC												
COMPARED -												
DESIRABILITY - TYPICAL												
NOTES												
1990's												



SKETCH

PARCEL ID NUMBER

SIDE 2

000-0933

SFLA:  
20FT/IN

BUILDING DESCRIPTION DATA

STYLE -  
USE CODE -  
# OF FAMILIES -  
STORIES -  
YR BUILT -  
EFF YR BUILT -  
PART CON % -  
EXTERIOR COND -  
EXTINAL 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 OVGR -  
FIN ATTIC -  
BASMT AREA -  
FIN BASMT -  
REC ROOM -  
UNFN HALF -  
UNFN TOR -  
UNFN FULL -  
SFLA -  
PCNT GD -  
RCN -  
RCNLD -

IMPROVEMENT CODES

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

IMPROVEMENT DATA

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

TOTAL

20385





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) TRUSTEED				1302	200	10-16-72	LAND		
HIGH RIDGE PLAZA ( A PARTNERSHIP)	HM			1313	225	12-14-72	BUILDINGS		148760
LEASE REFERENCE				1313	229	12-14-72	OUTBLDGS.		1370
						3-13-75	YARD ITEMS		
							TOTAL		150030
							LAND		
							BUILDINGS		374700
							OUTBLDGS.		
							YARD ITEMS		3500
							TOTAL		378200
							LAND		
							BUILDINGS		374700
							OUTBLDGS.		
							YARD ITEMS		3500
							TOTAL		378200
							LAND		
							BUILDINGS		374700
							OUTBLDGS.		
							YARD ITEMS		3500
							TOTAL		378200
							LAND		
							BUILDINGS		374700
							OUTBLDGS.		
							YARD ITEMS		3500
							TOTAL		378200
							LAND		
							BUILDINGS		374700
							OUTBLDGS.		
							YARD ITEMS		3500
							TOTAL		378200
							LAND		
							BUILDINGS		374700
							OUTBLDGS.		
							YARD ITEMS		3500
							TOTAL		378200
							LAND		
							BUILDINGS		374700
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REAL ESTATE RECORD

STAMFORD, CONNECTICUT

SIDE	CLAD	STREET	HIGH RIDGE ROAD & HALPIN AVENUE	LOT	T. MAP	ZONE	BLOCK	SURVEY
EN	8	OWNER	Maryela Samet	4	171	R7 1/2	224	6740
FRONT	REAR	AV. DEPTH	FIGURE	UNIT PRICE	DEPTH %	PRICE	TOTAL	INFL
		1.07 AC.	14300 sq. ft. approx	4600	400	4200	4600	4200
BUILDINGS								
TYPE	ACQ. SPACE	EX. GOOD FAIR POOR	REPLACEMENT	UNIT	SQ. FT.	DIMENSIONS	AGE	CONDITION
ONE FAMILY	GALE	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS
FAMILY	RIP	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS
NO. OF ROOMS	FLAT	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS
EST. 1 2ND.	CONCRETE	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS
EST. 1 2ND.	CONCRETE	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS
APARTMENT	CONCRETE	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS
STORY	CONCRETE	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS
INHALE	CONCRETE	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS
POLE	CONCRETE	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS
WINDROSE	CONCRETE	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS
CONAL GARAGE	CONCRETE	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS
C-3 SITUATION	CONCRETE	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS
FOUNDATION	CONCRETE	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS
CONCRETE	CONCRETE	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS
CONCRETE BLOCK	CONCRETE	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS
BRICK ON STONE	CONCRETE	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS
PIERS ON STONE	CONCRETE	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS
CELLAR AREA FULL	CONCRETE	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS
W. 1 1/2 1 1/2	CONCRETE	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS
NO CELLAR	CONCRETE	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS
ROOFING	CONCRETE	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS
ASPH SHINGLES	CONCRETE	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS
WOOD SHINGLES	CONCRETE	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS
ASPH. SHINGLES	CONCRETE	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS
SLATE	CONCRETE	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS
TILE	CONCRETE	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS
WEAT	CONCRETE	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS
COMP.	CONCRETE	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS
UPPER	CONCRETE	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS
REPLACE	CONCRETE	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS
PAPER	CONCRETE	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS	REPAIRS
TOTAL LAND AND BUILDINGS: 5350								
TOTAL LAND AND BUILDINGS: 4200								







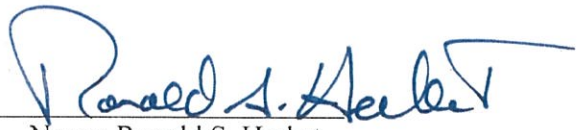


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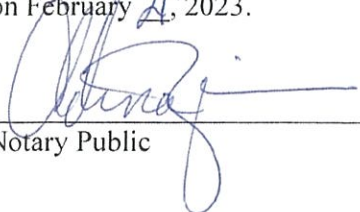
STATE OF NEW YORK )  
 ) SS. \_\_\_\_\_  
COUNTY OF NEW YORK )

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.



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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 - 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.

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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.











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.

