

WEB VERSION

FOR PUBLICATION: THE ADVOCATE – ONE INSERTION – THURS, MAY 25, 2023

**LEGAL NOTICE
ZONING BOARD – CITY OF STAMFORD**

Application 222-37- Notice is hereby given that the Zoning Board of the City of Stamford, CT at a special meeting held on Thursday, May 18, 2023 **APPROVED AS MODIFIED** the application of TR Broad II, LLC and 122-124 Broad Street, LLC, 122-124 Broad Street, 128-136 Broad Street and 0 Broad Street, Stamford, CT for Site and Architectural Plans and/or Requested Uses, Special Permits and Zoning Lot Development Agreement to construct a residential apartment building to contain 198 dwelling units, 215 parking spaces, residential amenities and 4,324 sf of street level retail.

Legal Description

PARCEL A:

ALL THAT CERTAIN piece, parcel or tract of land, with the buildings and improvements thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, and known as 128 Broad Street, which is more particularly bounded and described as follows:

NORTHERLY: One Hundred Sixty-one (161) feet, more or less, by land now or formerly of The Estate of Mary M. Scofield, dec'd.

EASTERLY: One Hundred Forty-eight (148) feet, more or less, by a driveway, now or formerly known as Gay Street Extension;

SOUTHERLY: One Hundred Thirty (130) feet by Broad Street;

WESTERLY: Ninety-eight (98) feet, more or less, by land now or formerly of Charles M. Lounsbury, dec'd. et al, and now or formerly of George Dimenstein;

SOUTHERLY AGAIN: Fifty-one (51) feet, more or less, by land now or formerly of the Estate of Charles Lounsbury, dec'd. et al and now or formerly of George Dimenstein; and

WESTERLY AGAIN: FIFTY and 05/100 (50.5) feet by land now or formerly of Merwin Realty Co., and now or formerly of Floyd B. Bertram, et al.

SAID PREMISES are known and designated as "Parcel 'C', 7,883+/-Sq.Ft," and "Parcel 'D', 12,982+/-Sq. Ft," as shown on a certain map entitled, "Map Prepared for Thomas K. Standish, Stamford, Connecticut, Scale 1" = 20', Aug. 22, 1988", certified "Substantially Correct" by William W. Seymour, Conn. L.S. Reg. No 11352 for William W. Seymour and Associates, P.C.,

Land Surveyors, Darien, Conn., which map is on file in the Office of the Town Clerk of the City of Stamford as Map No. 11192, reference thereto being had.

PARCEL B:

ALL THAT CERTAIN piece, parcel or tract of land, located in the City of Stamford, County of Fairfield and State of Connecticut, located at the northeast corner of Broad Street including the southerly terminus of Gay Street Extension, and bounded and described as follows:

BEGINNING at a point on the new northerly street line of Board Street as it now exists where said northerly street line intersects the westerly property line of land of United Broad Street Associates, said point being further located 3.65 feet southerly of the southwesterly corner of said land of United Board Street Associates as shown and delineated on Map No. 11318 of the Stamford Land Records. Thence westerly along said northerly street line of Broad Street, the following courses and distances S. $86^{\circ}23'42''$ W. a distance of 40.93 feet, thence continuing on a curve to the right, thence continuing on a curve to the right, the radius of which is 910.00 feet a distance of 118.869 feet to land of Anthony R. Lorenzo, Trustee. Thence northerly along land of said Anthony R. Lorenzo, Trustee N. $1^{\circ}22'36''$ W. a distance of 83.437 feet to a point, thence easterly, northerly and again easterly through in part across Gay Street Extension and land of the City of Stamford, the following courses and distance: N. $87^{\circ}43'40''$ E. a distance of 77.992 feet N. $1^{\circ}58'00''$ W. a distance of 11.33 feet and N. $87^{\circ}51'05''$ E. a distance of 79.917 feet to land of United Broad Street Associates. Thence southerly along land of said United Broad Street Associates the following courses and distances: S. $3^{\circ}27'06''$ E. a distance of 13.64 feet and S. $2^{\circ}18'06''$ E. a distance of 84.99 feet to the point or place of beginning.

SAID PREMISES are shown and delineated on a certain map entitled, "Map Showing a Portion of Property of the City of Stamford, Stamford, Connecticut," certified by Paul R. Manula, Land Surveyor, on December 22, 1987, which map is on file in the Stamford Town Clerk's Office as Map No. 11967, reference thereto being had.

THE above-described property contains 14,794 square feet and lies in Block 176 of the Stamford Land Records.

The above described Parcel B is known as 136 Broad Street and 0 Broad Street, Stamford, Connecticut & (Account #004-0515). Stamford, Connecticut

122 -124 Broad Street

NORTHERLY: 51.35 feet, more or less, by land of Clara Epstein;
EASTERLY: 98.29 feet, more or less, by land of said Clare Epstein;

SOUTHERLY: 65 feet, more or less, by Broad Street; and

WESTERLY: 98 feet, more or less, by land of Mildred S. Koch and Harold C. Stevens. Together with all party wall rights and easements reserved in a deed from Charles H. Lounsbury to Morris Epstein, dated May 27, 1924 and recorded in the land records of the said City of Stamford in book 283 at page 113; and together also with the right of way reserved in a deed from said Charles H. Lounsbury to Alice Lounsbury, et al., dated October 2, 1924, and recorded in said land records in book 283 at page 546 but subject to the right of re-location thereof as herein set forth.

Effective date of this Decision: May 25, 2023.

ATTEST: DAVID STEIN
CHAIRMAN, ZONING BOARD
CITY OF STAMFORD, CT

Dated at the City of Stamford this 25th day of May 2023.