

**Docket No. FST-CV21-6051982-S** : **SUPERIOR COURT**  
**LEN BUCAJ** : **J.D OF STAMFORD/NORWALK**  
**v.** : **AT STAMFORD**  
**CITY OF STAMFORD, ET AL** : **MARCH 25, 2024**

### **STIPULATION OF SETTLEMENT**

The Plaintiff, Len Bucaj (“Plaintiff”), an individual with an address of 297 Shippan Avenue, Stamford Connecticut (“Bucaj”) and the Defendants Nguyen Realty LLC, a Connecticut Limited Liability Company with an address of 302-312 Shippan Avenue, Stamford, Connecticut (“Nguyen”) and Zoning Board of the City of Stamford (the “Zoning Board”), collectively referred as the “Parties”, hereby stipulate and agree that the Court may enter an order confirming this settlement and approving a withdrawal of this Appeal on the following terms and conditions:

WHEREAS, The Defendant Zoning Board is the agency with authority to enforce the Zoning Regulations of the City of Stamford (the “Regulations”) and the duty to hear and decide special permit applications pursuant to Public Acts 1923, C. 279 and the Connecticut General Statutes.

WHEREAS, Nguyen Realty brought an application before the Zoning Board of the City of Stamford“ (Zoning Board”) which was assigned application number 220-22 (“Application”); and

WHEREAS, that Application was regarding the proposed development of property commonly known as 302-312 Shippan Avenue (“Property”) consistent with plans submitted with the Application (“Development”); and

WHEREAS, on May 3, 2021, the Board held a public hearing on the

Application and heard evidence thereon from the Plaintiffs and heard comments from the public in support of and in opposition to the Application; and

WHEREAS, on May 10, 2021, the Board voted to approve the Application; and

WHEREAS, legal notice of the decision of the Board was published in the Stamford Advocate on May 14, 2021; and

WHEREAS, Bucaj took an Appeal of the approval to the Superior Court of the State of Connecticut; in which Bucaj included the City of Stamford as a Defendant; and

WHEREAS, the Appeal was assigned docket number FST-CV-21-6051982-S (“Appeal”); and,

WHEREAS, on August 15, 2022, the Court granted the City of Stamford and Zoning Board’s Motion to Strike the Plaintiff’s Complaint as to the City of Stamford; and

WHEREAS, the Parties have agreed to settle the Appeal; and

WHEREAS, the Parties, through counsel, have engaged in negotiations for resolution of this Appeal and have agreed by way of this Stipulation for a settlement of this appeal upon the terms set forth in an Agreement (“Agreement”) between Bucaj and Nyugen, attached hereto and incorporated herein as Exhibit A; and

WHEREAS, the Board, in accordance with Practice Book § 14-7B, properly identified the proposed Agreement on the agenda prior to its public meeting on March 4, 2024; and

WHEREAS, the Board, in accordance with Practice Book § 14-7B, properly identified this proposed Stipulation of Settlement on the agenda prior to its public meeting on March 25, 2024; and

WHEREAS, the Board, in accordance with Practice Book § 14-7A, at the March 4 public meeting, voted to approve the Agreement and at the March 25 public meeting,

voted to resolve this Appeal and to have this Stipulation of Settlement entered and approved by the Court in accordance with Connecticut General Statutes § 8-8 (n), including an approval of the withdrawal of this Appeal pursuant to this Settlement; and

WHEREAS, the Parties have authorized their respective counsel to enter into this Stipulation of Settlement and thereby bind the Parties to the terms and conditions contained herein.

NOW THEREFORE, intending to be legally bound, the Parties agree to and request that this Court approve this Settlement, after a hearing under Connecticut General Statutes § 8-8 (n), and allow this Appeal to be withdrawn, upon the terms and conditions consistent with the Agreement.

**IN WITNESS WHEREOF**, the Parties hereto have caused this Stipulation of Settlement to be executed in their names by their duly authorized representatives on the dates indicated below.

Nguyen Realty LLC

Len Bucaj

By \_\_\_\_\_  
Duc Hong Nguyen, a member  
Date:

\_\_\_\_\_  
Date:

Zoning Board of the City of Stamford

By \_\_\_\_\_  
David Stein  
Its Chairman, duly authorized  
Date: