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March 15, 2012

State of Connecticut
450 Capitol Avenue
Hartford, CT 06101

Re: *Long Ridge Road, Stamford, CT*
Request for Text Change to Allow Real Estate Offices by Special Exception
in R-10 and R-20 Districts at Long Ridge Road

Dear Neighbor:

This firm represents the William Raveis Real Estate firm, which owns and operates the real estate offices in the two small tudor-style buildings at 817-819 Long Ridge Road, just around the corner from your property.

I have received word from the Planning Board's staff that a Public Hearing on our Application for Text Change will be held on the evening of March 27th. Although the Planning Board will begin its regular meeting at approximately 7:00 the Public Hearing on our application will start at 7:30. It will be in the Cafeteria on the fourth floor of 888 Washington Boulevard. I enclose a copy of the notice which will be published in the newspaper.

As was discussed at the Planning Board meeting of February 14th, the proposed Text Change would allow the owner of any one of the existing houses which are currently in place to apply to the Zoning Board for a Special Exception for use as a real estate office. This approach will allow the houses directly on Long Ridge Road to be improved and spruced up instead of the current situation where they are deteriorating and losing value because nobody wants to buy or invest in a single family home right on such a busy commercial strip of road.

The benefit to our clients is primarily stability and certainty as to the status of the properties, thus allowing long term investment. The same is true for the other properties directly fronting on Long Ridge Road.

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The benefit to the properties such as yours, on the nearby residential side streets, is the establishment of an attractive well-maintained buffer between you and the high-speed commercial aspects of Long Ridge Road. In addition, the use of the properties as real estate offices will prevent any further change to purely commercial uses, as often happens when residential zoning becomes out-of-date and undesirable. We believe that the buffering and zoning-stability effects will both increase your property value.

In addition to the Application and proposed Text Change, I also enclose a Map showing the only properties eligible for the real estate office treatment if the proposal is adopted.

I would appreciate it if you would give me a call to discuss the application. In the alternative, please email me at any time with any questions on this. My email is jmurphy@gregoryandadams.com and my cell phone is: 203-249-2345.

Best regards,


James D'Alton Murphy

JD'AM/djl

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Enclosures

cc: Mr. Carl Tooker
Mr. Todd Dumais
Burt Hoffman, Esq.
Joseph Tooher, Esq.

STAMFORD ADVOCATE
LEGAL NOTICE

TO BE PUBLISHED TWICE:
FRIDAY, March 16, 2012 and Thursday, March 22, 2012

Bill to: James D'Alton Murphy
Gregory & Adams, P.C.
190 Old Ridgefield Road
Wilton, CT 06897
Contact: 203.762.9000 ext 350

**LEGAL NOTICE
PLANNING BOARD
OF THE CITY OF STAMFORD**

Notice is hereby given that the **STAMFORD PLANNING BOARD** will hold a Public Hearing on **Tuesday, MARCH 27, 2012, at 7: 30 PM.**, in the Government Center Building, 4th Floor, Cafeteria, 888 Washington Blvd., Stamford, CT to consider a **referral from the Zoning Board on Application 211-25 BLCR Holdings, LLC and William Raveis Real Estate, for a Zoning Text Amendment** to amend Article III, Section 7 by creating a new Section 7.7, regarding the Preservation and Adaptive Reuse of Residential Buildings for Real Estate Broker's Offices by way of special exception and site plan approvals.

The file comprising the request is available for review during normal business hours at the Land Use Bureau, Government Center, 7th Floor, 888 Washington Blvd., Stamford, CT

At the above named time and place, all persons interested will be given an opportunity to be heard. The meeting place is accessible to the physically impaired. Deaf and hearing impaired persons wishing to attend this meeting and requiring an interpreter may make arrangement by contacting the Department of Social Services Administration office at 977-4050 at least five working days prior to the meeting.

ATTEST: CLAIRE FISHMAN
SECRETARY
STAMFORD PLANNING BOARD

Dated at the City of Stamford this 16th day of March 2012

a) Amend the Zoning Regulations by adding a new SECTION 7.7 – Special Exception Uses for Real Estate Broker’s Office to read as follows:

SECTION 7.7 – PRESERVATION AND ADAPTIVE REUSE OF RESIDENTIAL BUILDINGS FOR REAL ESTATE BROKER’S OFFICES.

A) PURPOSE:

The purpose of this Section is to encourage the preservation, rehabilitation, enhancement and adaptive reuse of certain existing residential buildings. The Zoning Board may, by grant of Special Exception, authorize the use of certain residential buildings, hereinafter described in this Section, in those circumstances where it finds that the conversion of use to a Real Estate Broker’s Office will enhance the value of surrounding residential properties by providing a buffering and stabilization function between commercial uses and the residential uses in the area.

B) PROCEDURE:

An application for a Special Exception and Site Plan Approval under this Section shall be submitted and reviewed by the Zoning Board, pursuant to the criteria of Sections 19.3.2 (a), (b) and (c), 19.3.3 and 19.3.4 (b) and (c) and, additionally, the special provisions of this Section. The provisions of Sections 19.3.2 (e) and 19.3.4 (a) shall not apply. Application contents must satisfy the requirements of Section 7.2, Site Plan Review, and such other information deemed necessary by the Zoning Board.

C) DEFINITIONS:

As used in this Section 7.7, the following terms shall have the following meaning:

1. “Real Estate Broker” shall be any person, partnership, association or corporation which is engaged in the real estate business, as defined in the Connecticut General Statutes, Section 20-311, et seq.
2. “Real Estate Broker’s Office” shall be the professional office utilized by any real estate broker to engage in the real estate business.

- a. The Zoning Board, in its discretion, as part of its Site Plan Review, may attach such conditions relating to the size, location and use of signs as said Board deems necessary to protect the public health, welfare and safety, as well as preserve and maintain property values of surrounding properties.
- b. Each subject property shall be limited to one ground, mounted sign having no more than two (2) sides.
- c. Signs shall not exceed six square feet on any one surface area, exclusive of posts or supports. Signs shall not exceed eight (8) feet in height. No other type of signage, including but not limited to window or vehicular signage, shall be allowed.
- d. Signs shall not be placed so as to block the sight line from the perspective of vehicles exiting the site. The Zoning Board may, in its discretion, as part of its Site Plan Review, waive the restriction set forth in Section 13 (F) (7) and allow signs to be located within the front setback of the subject premises.
- e. Signs shall not be internally illuminated. Any external illumination may only function between 7:00 a.m. and 8:00 p.m.

5. Landscaping and Lighting Design. Each Site Plan must depict landscape buffers of sufficient dimension, location, maturity, density and composition to protect adjacent residential properties from any light, noise or undue visual impact of the special use granted hereunder.

6. Architectural Standards. The architectural elevations to be submitted in connection with any Site Plan hereunder, as required pursuant to Section 7.2C10, shall depict a structure which contains exterior architectural styles and elements reflective of residential single-family architecture, it being the express intent and purpose of this provision to allow the conversion of property to a Real Estate Broker's Office only in structures which, in appearance, are complementary and generally similar to surrounding single-family structures utilized as single-family dwellings.

[END OF DOCUMENT]