

October 2, 2020

VIA EMAIL

Mr. Steven Kleppin
Director, Planning & Zoning Department
City of Norwalk
125 East Avenue
Norwalk, CT 06851
skleppin@norwalkct.org

**RE: Request for Extension of Site Plan & Coastal Site Plan Approval
#3-17SPR/#15-17CAM
6 Butler Properties, LLC
6 Butler Street, Norwalk, CT (the “Property”)**

Dear Mr. Kleppin:

Our firm represents 6 Butler Properties, LLC (the “Applicants”) in the above-referenced Site Plan and Coastal Site Plan approvals (the “Approval”), which were originally granted by the Zoning Commission (the “Commission”) on October 18, 2017, and later modified by the Commission on March 1, 2018 (the “Approval”). A copy of the Resolution of Approval is attached to this letter for your reference. The Zoning Commission later extended the Approval to October 11, 2019 and October 11, 2020. A copy of both the 2019 and 2020 Extension Resolutions are attached to this letter for your reference.

The Property is bound by Butler Street to the North and Stepping Stones Park to the East, South and West. The Approval permits the construction of a new two (2) story building with 1,395 sf of restaurant space on the first (1st) floor and 3,840 sf of office space on the second (2nd) floor of the building. The building will be constructed using historic brick from the historic building located on 3 Quincy Street, and will be designed to appear identical to same. As you may recall, this proposal is a component of the Pinnacle development located on the South Block of the Waypointe Design District Development Park (the “Pinnacle Development”). The South Block Properties were recently transferred to a new ownership entity.

The Applicant respectfully requests a one-year extension for the 6 Butler Street approval through October 11, 2021.¹

No modifications to the approved improvements are proposed. Should aesthetic modification be required to the Property or to the companion Pinnacle Development, the Applicant will need to return to the Redevelopment and Zoning Commissions for review and approval of same.

¹ This request is made pursuant to Sections 118-1451.B.9 and 118-110.C.5 of the Building Zone Regulations of the City of Norwalk (the “Regulations”).

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Granting this extension request is consistent with the Regulations and the City of Norwalk Plan of Conservation and Development (the “Plan of Conservation and Development”). As was the case when the Approval was granted, the proposal remains consistent with the goals and policies contained in the Site Plan and Coastal Site Plan provisions of the Regulations. No Zoning Map or Regulation Amendments made subsequent to the granting of the Approval has rendered the proposal inconsistent with the applicable Regulations.

Enclosed are the following materials in furtherance of the requested extension of the Approvals:

- Payment of \$1,000.00 representing the Extension Fee (to be paid by the Applicant via credit card upon submission of this request);
- The Resolution granting the Approval;
- The 2019 Extension Approval;
- The 2020 Extension Approval;
- Site Plans, prepared by Redniss & Mead, as follows:
 - “Zoning Site Plan A, ZSP-1A”, dated October 9, 2017;
 - “Zoning Site Plan B, ZSP-1B”, dated October 9, 2017;
 - “Data Accumulation Plan, EX-1”, revised to October 17, 2017;
 - “Zoning Information, INFO”, revised to October 17, 2017;
 - “Zoning Site Plan (6 Butler), SF-1”, Dated October 9, 2017;
 - “Condition #17, re: Bike Lanes”, dated November 7, 2017
 - “West Avenue, Exhibit”, dated November 7, 2017
- Tax Clearance Forms for the Property, evidencing confirmation of tax status for same.

Thank you for your time and attention regarding this matter. If you have any questions, please feel free to contact me. Otherwise, I look forward to presenting this request to the Zoning Commission at its next regularly scheduled meeting.

Sincerely,

Jacqueline O. Kaufman

Jacqueline O. Kaufman

Enclosure

cc: D. Wildon
P. Kinol
C. Flaherty
J. Williams
H. Rilling