

1245 Stratford Avenue, Stratford, Connecticut



10,554 SQ. FT. on .36 Acres

Zoning: CA

Opportunity Zone

Ceiling Height: 12'- 16'

Heating: forced air

Electrical: 400 amps, 3 phase

Construction: concrete cinderblock

Year Built: 1948

Drive in Doors: 5

Parking: Onsite and street parking

Environmental: Phase II completed, clean

Tire Shop Area: 3,200 Square Feet

Electrical: 200 amps, 3 phase

Listed: \$850,000

Taxes: \$12,621.58

Contact Silvester Garza

203.226.7101 ext. 8

silvester@vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



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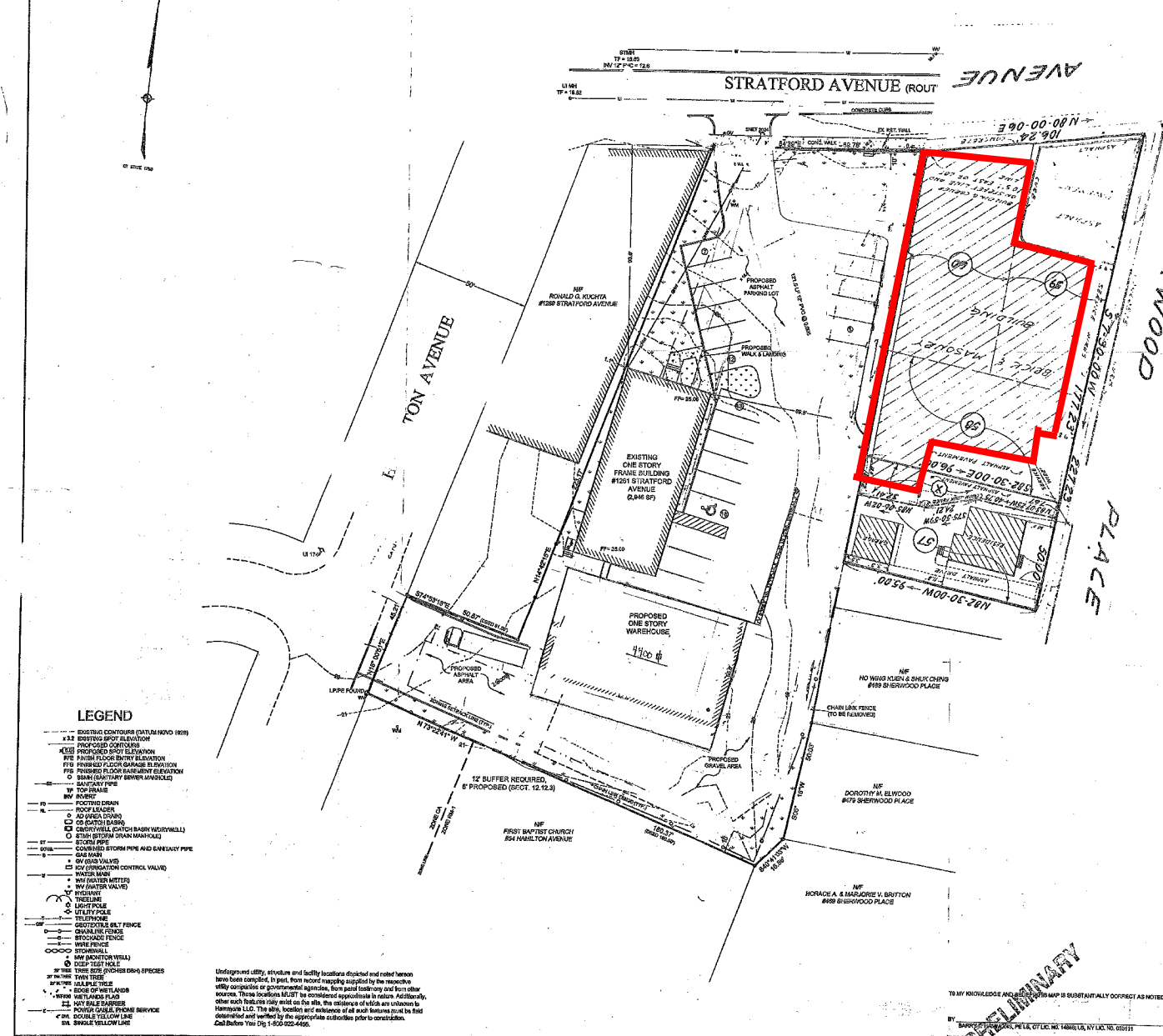
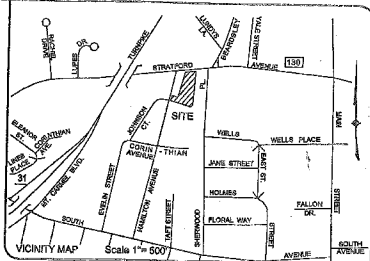
Individual Members

Society of Industrial and Office Realtors

VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880

www.vidalwettenstein.com



STRATFORD AVENUE (ROUT 57) AVENUE

SHERWOOD PLACE

TON AVENUE

TOWN OF STRATFORD TAX MAP NO. 40.08;
BLOCK NO. 10; LOT NO. 23

#1281 STRATFORD AVENUE, TOWN OF STRATFORD,
COUNTY OF FAIRFIELD, STATE OF CONNECTICUT

- NOTES:
- This survey (or map) has been prepared pursuant to the Regulations of Connecticut State Agencies, Sections 20-300-1 through 20-300-20 and the Standards for Survey and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1988.
 - It is a Zoning Location Survey based upon a Dependent Resurvey and is intended to depict the relationship of existing or proposed improvements with respect to applicable municipal setback requirements. It is also a Topographic Survey and is intended to depict the configuration of the earth's surface and the location of natural and artificial objects.
 - This survey conforms to Horizontal Accuracy Class A-2, Topographic Accuracy Class T-2 and Vertical Accuracy Class V-2.
 - Contour Interval is one foot, Vertical Datum is NAVD 1989.
 - Total Area = 36,101 sq. ft.; 0.8305 Acres.
 - Parcel is in Zone CA.
 - Parcel is in FIRM Zone C, Parcel Number 090016 00030. Map Revised: April 16, 1999.
 - References, Town of Stratford Land Records:
A. Deed, Volume 942, Page 254
B. Map entitled "Plot Plan for Claire S. Forstrom," Scale "1" = 20', dated December 12, 1988 by Cotseppos & Associates.

TOWN OF STRATFORD ZONE: CA

	MAINTAINED	EXISTING	PROPOSED
Minimum lot area (±)	800	35,101	35,101
Minimum lot depth	30'	89.78'	89.78'
Minimum front yard	100'	281.97'	281.97'
Minimum rear yard	10'	33.6'	33.6'
Maximum building height:			
Maximum lot coverage (±)	35%	10.2%	20.6%
Maximum impervious area (±)	30'	- 20'	- 20'
Maximum impervious area (±)	80%	100%	60.6%
Minimum open space (±)	20%	-	16.9%

STRATFORD PARKING ANALYSIS

	REQUIRED	PROPOSED
Existing Retail Sqr. 12,642	12	15
1 space / 250 sq. ft. (existing 2,840 sq ft)	12	15
1 space / 1,000 sq ft (proposed 4,400 sq ft)	6	5
TOTAL	17	17 R 1 ADA

Variance required for parking Buffer Area: Section 12.12.3

PROPOSED SITE PLAN
PREPARED FOR
CLAIRE S. FORSTROM
#1281 STRATFORD AVENUE
STRATFORD, CONNECTICUT
JUNE 19, 2006

LEGEND

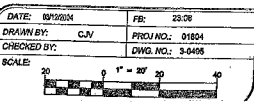
- EXISTING DRIVEWAYS (CURB/BERM) (WH)
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- FINISHED FLOOR GARAGE ELEVATION
- FINISHED FLOOR MAIN LEVEL ELEVATION
- SANITARY SEWER MANHOLE
- SANITARY SEWER RISER
- TOP OF FRAME
- FOOTING DRAIN
- ROCK SEALER
- AIR CAMERA OPENING
- GAS VENT RISER
- CATCHMENT CATCH BASIN RISER/WALL
- STORM SYSTEM RISER/WALL
- STORM PIPE
- STORM SYSTEM RISER AND DOWNSPOUT PIPE
- GAS MAIN
- GAS VALVE
- FIRE ALARM CONTROL VALVE
- WATER MAIN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- FIRE LINE
- FIRE HYDRANT CAP
- FIRE HYDRANT BOX
- FIRE HYDRANT RISER
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PROPOSED BUILDING COVERAGE
Existing building = 1,348 sq ft
Proposed warehouse = 4,400 sq ft
TOTAL = 5,748 sq ft / 35.101 ± = 16.3%

PROPOSED IMPERVIOUS AREA
Retail coverage = 7,348 sq ft
Apartment units building = 12,268 sq ft
TOTAL = 19,616 sq ft / 35.101 ± = 55.9%

PROPOSED OPEN SPACE AREA
Grass / tree/deciduous area = 6,078 sq ft / 35.101 ± = 17.3%

HARRMONS LLP LAND SURVEYORS & CIVIL ENGINEERS
DRAWN BY: CAJ PROJ NO.: 01804
CHECKED BY: MHS DWG NO.: 3-0495
SCALE: 1" = 20'



TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED THEREON.
BY: [Signature] P.E., L.L.C., OF L.I.C. NO. 14606LS, N.Y. L.I.C. NO. 01611
THIS SURVEY IS NOT VALID WITHOUT A SIGNATURE AND ENCLOSED SEAL.



Legend

Streetname

Roadways

- Local
- Collector
- Minor Collector
- Minor Arterial
- Major Collector
- PA Other
- PA Other Expwy
- PA Interstate

71.0 0 35.49 71.0 Feet

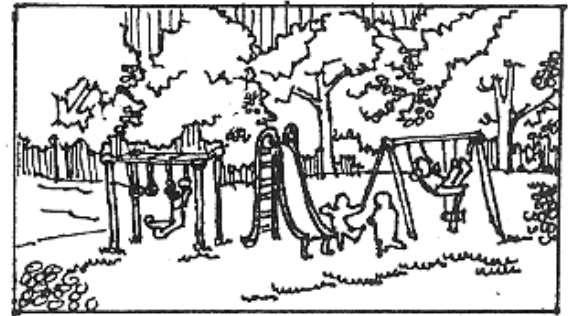
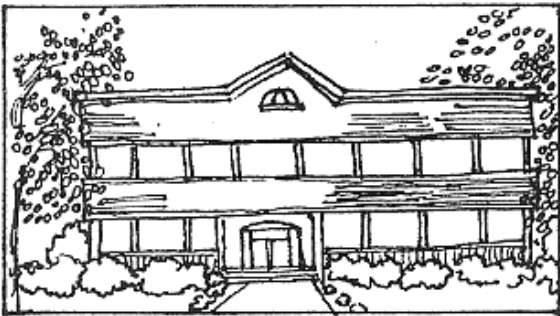
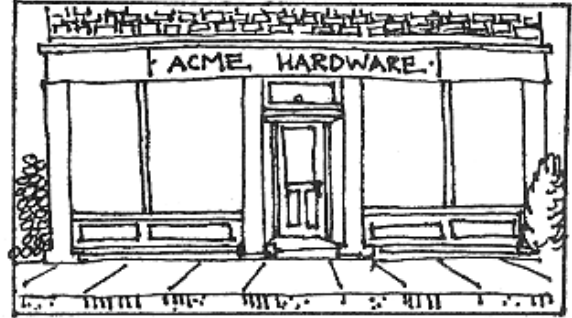
WGS_1984_Web_Mercator_Auxiliary_Sphere
Created by Greater Bridgeport Regional Council

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



ZONING REGULATIONS OF THE TOWN OF STRATFORD



With Amendments through December 4, 2018

**REPRINTED FROM
THE CODE OF STRATFORD, CONNECTICUT**

within existing topographical features so as to minimize visibility and intrusion to adjacent residential areas.

6.3.15.5 Parking. For a hotel or restaurant use, the provisions of Section 12.5 of the Zoning Regulations shall apply. All parking shall be on or below grade. All surface parking lots shall be screened for a depth of at least fifty (50) feet from any residential zone boundary by screening consisting of closely planted evergreen trees, or by hedges, shrubbery or fences. Within each surface parking lot, there shall be evenly distributed landscaped areas with at least one (1) shade tree and other low plantings for every fifteen (15) parking spaces.

SECTION 7. RETAIL COMMERCIAL DISTRICTS CA, AND CNC

7.1 Uses permitted in CA district.

7.1.1. Any use permitted in an RM or LB district including residence apartments subject to all provisions of subsections 5.1, 5.3 and 6.1.

7.1.1.1 Residential developments of three to seven residential units or mixed use developments which combine other uses permitted in the CA District with residential developments of three to seven units, subject to a determination by the Zoning Commission that such uses comply with the standards for Special Case approval under Section 20 of the Zoning Regulations and the following additional standards:
(Effective 6/17/98)

- 1) The lot area for such uses shall be a minimum of 3,750 sq.ft. per dwelling unit.
- 2) A minimum of 400 square feet of land area per dwelling unit shall be established for outdoor recreational purposes to serve the residents of said development. The land set aside for this purpose shall be generally flat, provided in a contiguous location, and of such character that it is conducive to its intended recreational use. In no case will land intended to meet the minimum open space requirements of these Regulations for CA Districts be utilized to fulfill the recreation requirements.
- 3) The proposed use must meet the off-street parking standards of Section 12.5.1.1.
- 4) Since CA Districts exist in such a wide variety of locations in Stratford, the Zoning Commission shall, in approving such uses, give full consideration to the character of existing land uses and zoning districts in the vicinity of this proposed use to assure the feasibility of providing a quality residential environment.

7.1.2. For purpose of clarification, all those areas of the Town of Stratford legally zoned as Business 1, Business 2, Business A, are declared to be a CA District. All uses existing

in these business zones are conforming uses at the time of the adoption of the respective regulations may be continued as conforming uses at the same locations, but none may be extended except in conformance with all the requirements of these regulations for CA Districts.

7.1.3. Retail services, agencies or stores conducted indoors which do not have for sale on the premises any merchandise or service giving off any objectionable noise, odor, smoke or dust noticeable off the premises; excluding the manufacture, processing or servicing of materials except as customarily incidental to a retail use, the sale of alcoholic beverages except as permitted under section 15 of these regulations, and those uses named in subsection 7.2 of these regulations.

7.1.3.1 Retail display or sales of article associated with landscaping, nursery, home supply retail centers, sales of seasonal products or garden centers out of doors shall be permitted in the Retail Commercial Districts (CA) and (CF) on lots with over 50,000 s.f. of retail building space providing the articles of such display or sales areas are limited to two outdoor sales/display area per shopping center complex and shall be limited to the regulations of Section 7 of the Ordinance and the following limitations:

- A. Any article for outdoor display or sales shall be suitable and compatible with the principal use of the parcel. The use of the area shall be used to display and inventory materials for retail sale and not for warehousing.
- B. The area intended for use as outdoor display or sales shall be contiguous to the principal building and clearly screened or buffered from the public way by fencing or landscaping.
- C. The total square footage of outdoor display and sales area may not exceed 12% of the square footage of the indoor floor area of the store to which the outdoor sales area is subordinate without Special Case Approval. Minor temporary landscaping sidewalk sale displays, reviewed under Section 3.26 of the Zoning Regulations are exempt from this requirement.
- D. The setback for outdoor display and sales areas shall meet the general requirements of Section 7.4 and shall have a minimum setback of 75 feet from any public right-of-way.
- E. Outdoor display, sales or storage of any non-hazardous chemical or fertilizers (e.g. compost, manure and peat moss) shall be properly contained, lighted and protected from rain, snow or inclement weather and must be contained at all times in the designated fenced in area.
- F. The area intended for outdoor display or sales shall not interfere with vehicular or pedestrian circulation. All loading/unloading areas

required to service the outdoor display area shall be serviced only from designated loading areas as shown on the site plan.

- G. A photometrics plan shall be provided detailing light type and wattage, installation location, mounting height, and ground level lighting intensity of all lighting in the outdoor sales area within the parcel and at adjacent property lines. Unless otherwise approved, the ground level lighting intensity caused by lighting of outdoor sales areas shall not exceed 1 foot candle at the property line.
- H. Materials which are stacked or stored in the outdoor sales and display area shall meet all Federal, State and local safety codes and shall in no case exceed the height of the fence which shall be limited in height to a maximum of 24 feet.
- I. The area of outdoor sales shall require the same minimum number of parking spaces and will be permitted the same signage as the standards for indoor sales in the district in accordance with Section 12 and 16 of the Ordinance. Any such sign shall only identify the business conducted therein.
- J. Materials for roofs, screens or coverings shall be aesthetically compatible with the principal building.

The plans demonstrating compliance with Section 7.1.3.1 of the ordinance shall be subject to Site Plan Review by the Zoning Commission.

7.1.4. Public garages, motor vehicle service stations with limited and general repairers license, and automobile sales rooms or outdoor sales areas for these uses provided, however, a self-service gasoline station shall be subject to the approval of the Zoning Commission as a special case. (Effective 6/13/76 and 4/27/80)

7.1.5. Theaters for indoor motion picture projection, indoor dramatic or musical productions, radio and television broadcasting studios.

7.1.6. Assembly halls, dance halls and bowling alleys.

7.1.6.1. Billiard and Pool Parlors and similar inclosed places of Amusement which contain more than three (3) mechanical amusement devices as defined in Section 1.33.1 shall be heard as a Special Case in accordance with Section 20 of these regulations. (Effective 4/27/82)

7.1.7. Hotels, Motels and Restaurants. Hotels and motels are subject to the approval of the Zoning Commission as a Special Case as provided under Section 20 of these regulations.

7.1.7.1. Drive-in Restaurants subject to the approval of the Zoning Commission as a Special Case as provided under Section 20 of these regulations. (Effective 9/23/69)

OUTSIDE DINING REGULATION

7.1.7.2 Outside dining subject to the approval of the Zoning Commission and in compliance with the following standards:

- (a) Outside dining areas containing more than 16 seats or are accessory to an establishment holding any type of liquor permit shall be heard as a Special Case under Section 20 of these regulations. All other applications are subject to Administrative Site Plan Review. The Commission will utilize the criteria under Section 20 in evaluating all applications.
- (b) Outside dining areas containing more than 16 seats are subject to the parking requirements of Section 12.5.7. Outside dining areas with less than 16 seats are exempt from parking requirements although the Commission may consider existing parking conditions in evaluating each request.
- (c) Outside dining is permitted year round subject to all Health Department Regulations, however all canopies, umbrellas and tables shall be removed during extended periods when seating is not in use or during snow fall events to allow for proper snow removal.
- (d) The outdoor dining area shall be contiguous to the establishment to which it is accessory.
- (e) Any establishment providing outside dining shall provide to the Town of Stratford Zoning Commission a certificate of insurance indicating liability coverage.
- (f) All outdoor seating must allow for pedestrian circulation and does not interfere with or impede pedestrian traffic on public sidewalks, restrict access to any portion of the building by emergency services, and does not impede vehicular traffic entering driveways or access ways.
- (g) Outdoor eating areas shall provide adequate trash receptacles.
- (h) Extended retractable awnings, canopies, or large umbrellas shall be permitted and located to provide shade for patrons and shall be safely anchored. Umbrellas are to be closed when the outdoor eating area is not in use.
- (i) Outdoor eating areas are not entitled to additional signage, beyond that permitted for the use.
- (j) The outdoor dining area shall not exceed 20% of the interior patron floor area.
- (k) There shall be no live or recorded music played or projected outside the establishment.

- (l) Each permit shall be valid for a period of not more than 1 year but, upon application, to the Zoning Administrator may be renewed. Failure to comply with all of the above conditions shall be cause for revocation of any permit granted under this section.
- (m) Notification to abutting property owners is required for all applications per the instructions listed in the Special Case application.

7.1.8. Public parking lots or buildings operated as a business for renting parking space to the public. No part of such lots or buildings may be counted toward the minimum required under this section, or section 12, for other business establishments.

7.1.9. Newspaper establishments, job printing shop or an electric or gas substation, subject to the provisions of 7.1.3 as to objectionable noise, odor, smoke or dust.

7.1.10. Accessory uses customarily incidental to a permitted use, including private garages for the storage of motor vehicles used in connection with a permitted use, but not in violation of back or side yard requirements.

7.1.11. A nursing home subject to the provisions set forth in 6.1.12.

7.1.12. Affordable Housing developments subject to the requirements of Sections 5.4 and 20 of the Zoning Regulations.

7.1.13. Adult oriented, Body-Piercing and/or Tattoo establishments subject to the following distance and size limitation.

- A) All adult oriented, Body Piercing and/or Tattoo establishments shall be located a minimum of 1000 feet from a residential district, church, park, playground, library, day care establishment, school for the instruction of children under 16 years of age or any place frequented by minors and a minimum of 2,000 feet between any of these uses.
- B) All distances shall be measured in a straight line from property line to property line containing the above uses representing the shortest distance between the two lots.
- C) Adult oriented, Body-Piercing and/or Tattoo establishments shall not exceed a total floor area of 5,000 square feet.
- D) Body Piercing and/or Tattoo establishments are subject to the approval of the Zoning Commission as a Special Case under Section 20 of these regulations.

7.1.14 Assisted living residential facilities, subject to the same standards as set forth in Section 6.1.13

7.1.15 A car wash subject to the approval of the Zoning Commission as a Special Case as provided under Section 20 of these regulations. (Adopted 7/9/01)

7.1.16 A self storage facility subject to the approval of the Zoning Commission as a Special Case, as provided for under Section 20 of these Regulations, provided that the following standards shall apply:

- (a) The facility shall be located on a lot of not less than ten (10) acres in size under one ownership.
- (b) The facility shall be part of a mixed use building, or buildings, into which are incorporated other permitted uses in the underlying zone.
- (c) The height limitations of the underlying zone are suspended subject to the Zoning Commission establishing an appropriate height for the facility on a case by case basis, given the topography of the site, its proximity to other existing structures, the height of same, and the relationship of the height of the proposed facility to infrastructure or transportation facilities adjacent thereto, but in no event shall exceed 50 feet in height or 4 stories.

7.1.17 A commercial sign which has been relocated pursuant to the provisions of section 16.6.5.3

7.2 Uses specifically prohibited in CA Districts

In addition to those uses disqualified by the provisions of section 7.1, the following are expressly prohibited.

7.2.1. Dry cleaning, dyeing or laundry establishments employing more than eight persons.

7.2.2. Live poultry market, or poultry market where killing or picking is done on the premises.

7.2.3. The display or sale of any article out of doors.

7.2.4. Ice plant, bottling works or milk distributing station.

7.3 Off-street parking requirements for CA districts

Each establishment shall meet the minimum off-street parking requirements of section 12. As part of, or in addition to those requirements, each establishment shall:

7.3.1. Pavement at the lot lines shall be to a grade which will permit vehicular movement across the lot lines.

7.3.2. Provide for rear yard reception of all merchandise, fuel and supplies and removal of refuse.

7.4 General requirements for CA Districts

7.4.1. Min. lot area 7,500 sq.ft.

Min. lot width	60 feet
Min. front yard	10 feet
Min. lot depth	100 feet
Min. lot area per family unit	3,750 sq.ft. except for residence apartments.
Min. lot area per hotel or motel room,	1,000 sq.ft.
One sideyard min.	16 feet
Rear yard min.	32 feet
Building coverage maximum	50% of lot area.
Building height maximum	35 feet
Max. Impervious Area (B)	80%
Min. Open Space (B)	20%

A) The first half of the minimum required front yard shall consist of non-impervious surfaces and shall be landscaped with trees, shrubs, lawns, or suitable ground cover. Provision shall be made for walkways and driveways necessary for operation.

B) The minimum open space and the maximum impervious area requirements shall be adhered to prior to any increase or alteration of impervious area, floor area and building area square footage.

7.4.2. In CA and CF districts, except on a side adjacent to an RS District, the 16 foot side yard may be omitted and buildings built to the common lot line, provided the rear yard has other continuous 16 foot right of way for public use to a public street. This shall be in the form of a permanent easement across the necessary adjacent property and shall be on file in the office of the town clerk of the Town of Stratford.

7.4.3. In CA and CF districts the minimum rear yard depths may include a 16 foot public right of way extending from lot line to lot line in such a manner as to provide continuous public access from either adjacent rear yard to the other, or from one adjacent rear yard to a street.

7.4.4 All rear or side lot lines adjacent to an RS or RM District shall be fenced to a height of six (6) feet above finished grade except for the first twenty-five (25) feet from the front property line the height shall not exceed four (4) feet. The fence shall be either a solid wood or vinyl fence providing 100% privacy, shall comply with Section 3.18 of the Zoning Regulations and shall be properly maintained at all times. This fence requirement shall be modified by the Commission if it is determined that the fence will obscure existing views of coastal waters or tidal wetlands in conflict with the Coastal Management Act.

7.4.5. On lots where the Zoning Commission may stipulate that the topography does not permit rear yard parking a second side yard of 32 feet will be required. In that event neither side yard may be omitted, but the rear yard minimum may be reduced to 10 feet.

7.5 CF Districts