

June 14, 2024

**VIA E-MAIL & HAND DELIVERY**

Ms. Vineeta Mathur  
Principal Planner  
City of Stamford  
888 Washington Boulevard  
Stamford, CT 06901

**Re: Special Permit Application**  
**Address: 18 Dock Street**  
**Applicants: First National Joint Venture, LLC and Canal Street Fund, LLC**  
**(collectively, the “Applicants”)**

Dear Ms. Mathur:

Our firm represents the Applicants, the owner and developer of 18 Dock Street (the “**Property**”). In June of 2022, the Zoning Board approved the redevelopment of the Property with a mixed-use building consisting of approximately 7,000± SF of ground floor retail space and 395 apartments above as well as related parking, site and landscaping improvements (the “**Approved Project**”).

As you know, the Approved Project is under construction and is anticipated to be complete in 2024. Based on several discussions with you and Mr. Blessing, the Applicants have decided to modify the standard method of BMR compliance by providing larger units at lower affordability levels. In order to effectuate the change, the Applicants are submitting a Special Permit Application pursuant to Sections 7.4.C.1.g & k of the Stamford Zoning Regulations.

Enclosed please find the following materials in support of this application:

- Letters of authority executed by the Applicants
- One (1) check representing the following application fees:
  - Special Permit application fee
  - Public Hearing fee
- Twenty-two (22) copies of the following application and supporting materials:
  - Application for Special Permit including
    - Schedule A – Property Description

- Schedule B – List of Plans
  - Schedule C – Statement of Findings; and
- Twenty-two (22) reduced-size plans prepared by HLW (27 sheets total).

Please let me know if you have any questions or require additional materials. We look forward to presenting our Application to the Zoning Board. Thank you for your time and attention regarding this matter.

Sincerely,

*Lisa Feinberg*

Lisa L. Feinberg

Enclosures

cc: Ralph Blessing  
Development Team