

**Web Version**

**FOR PUBLICATION: THE ADVOCATE -ONE INSERTION: WED, SEPT 15, 2021**

**LEGAL NOTICE  
ZONING BOARD - CITY OF STAMFORD**

**Application 221-17** – Notice is hereby given that the Zoning Board of the City of Stamford, CT at a special meeting held on Thursday, September 9, 2021 APPROVED AS MODIFIED the application of Lodato Properties LLC & Hope Street Storage LLC, 523 & 535 Hope Street, Stamford CT., for Site and Architectural Plans and/or Requested Uses and a Special Permit to develop a new three-story self-storage facility. Property is located within the M-G zoning district.

Parcel 1:

ALL THAT CERTAIN piece or parcel of land, together with the buildings thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, in quantity 0.438 acres, and described and delineated on a certain map entitled “Map Showing Property Surveyed for The California Oil Co., Stamford, Conn.”, certified as substantially correct June 13, 1963, by Robert L. Redniss for Parsons, Bromfield and Redniss, Engineers and Surveyors, and filed for record June 24, 1963, as Map No. 7625 in the Stamford Town Clerk’s Office and bounded:

BEGINNING at a point on the easterly side of Hope Street, distance 1,116 feet, more or less, from the intersection of said easterly side of Hope Street with Douglas Avenue when measured along said easterly side of Hope Street;

THENCE RUNNING along said easterly side of Hope Street on a curve to the right having a radius of 570.00 feet for a distance of 124.94 feet;

THENCE STILL RUNNING along said easterly side of Hope Street North 44° 32’00” East for a distance of 19.47 feet to land now or formerly of Dixon-Sintaloy, Inc.

THENCE RUNNING along land now or formerly of said Dixon-Sintaloy, Inc. South 54°30’30” East for a distance of 81.95 feet to a monument;

THENCE RUNNING still along land now or formerly of said Dixon-Sintaloy, Inc. South 6° 10’40” East for a distance of 67.64 feet to a monument;

THENCE RUNNING still along land now or formerly of said Dixon-Sintaloy, Inc. South 28° 06’10” West for a distance of 98.63 feet;

THENCE RUNNING still along land now or formerly of said Dixon-Sintaloy, Inc. North 52° 45’ 00” West for a distance of 148.73 feet to said easterly side of Hope Street, point or place of beginning being bounded,

Northeasterly, Easterly, Southeasterly and Southwesterly by land now or formerly of Dixon-Sintaloy, Inc.;

Northwesterly by Hope Street.

**Property is known as 523 Hope Street, Stamford Connecticut**

**Parcel 2:**

ALL THAT CERTAIN piece of parcel of land, together with the buildings and improvements thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, being bounded and described as follows:

BEGINNING at a point on the easterly line of Hope Street, where the same is intersected by the division line between property now or formerly of Dominic Bracchi and property now or formerly of the Grantor's; thence northeasterly along said easterly line of Hope Street N. 25° 15' 30"E. 77.02 feet; thence on a curve to the right having a R=570.00 feet and L=91.44 feet to land now or formerly of John C. Jagodzinski, et al; thence southeasterly, northeasterly and northwesterly along land now or formerly of John C. Jagodzinski, et al, the following courses and distances; S.50° 16' 30"E. 148.73 feet, N. 30° 34' 40"E. 98.63 feet, N.3°42' 10" w. 67.64 feet and N. 52° 02' w. 81.95 feet to the easterly line of Hope Street, N. 47° 00' 30" 30.53 feet; thence on a curve to the left having a R=630.00 feet and a L=23.55 feet to land now or formerly of Elizabeth A. Caterbone; thence southeasterly along land now or formerly of Elizabeth A. Caterbone, the following courses and distances:

S. 45° 04' 20"E. 2.30 feet, S. 80° 36' 50" E. 125.97 feet S. 74° 40' 50"E. 53.75 feet and S. 67° 21' 50"E. 69.49 feet to land now or formerly of Penn Central Company; thence southwesterly along said land now or formerly of Penn Central Company on a curve to the left having R=2892.93 feet and a L=313.03 feet to land now or formerly of Dominic Bracchi; thence northwesterly along land now or formerly of Dominic Bracchi, N. 79° 18' 40" W. 371.28 feet to the point or place of beginning.

**Property is known as 535 Hope Street, Stamford Connecticut**

Effective date of this decision: September 24, 2021

ATTEST:        DAVID STEIN  
                      CHAIR, ZONING BOARD  
                      CITY OF STAMFORD, CT

Dated at the City of Stamford, CT, This 15<sup>th</sup> day of September, 2021