

FOR PUBLICATION: THE ADVOCATE –ONE INSERTION – THURS., April 14, 2022

**Legal Notice
Zoning Board - City of Stamford**

APPL. 221-33: Notice is hereby given that the Zoning Board of the City of Stamford, CT, at its meeting held on **Monday, April 11, 2022, APPROVED AS MODIFIED** the application of TNREF III High Ridge LLC for Site & Architectural Plans and/or Requested Uses approval pursuant to Section 19.D. of the City of Stamford Zoning Regulations to allow for a Child Day Care Center to occupy a portion of the first floor of the West Building on the property known as 225 High Ridge Road (Parcel ID No. 003-9651)

The subject property is located in the C-D Zone and contains approximately 14.1± acres of property located and described as follows:

Block #: 324

Area: 14.1 ± Acres

Real property known as 225 High Ridge Road in the City of Stamford, County of Fairfield, State of Connecticut described as follows:

Beginning at a point on the easterly side of High Ridge Road (U.S. Route 137) at its intersection with the northerly boundary line of land now or formerly of Walden Book Company, Inc. (#201 High Ridge Road – Parcel A on Map 11863 S.LR.); running thence along said High Ridge Road N, 1° 25' 16" W a distance of 37.00 feet to a point; thence continuing along said High Ridge Road on a clockwise curve of the radius of which is 1387.39 feet and the central angle of which is 16° 43' 49" for an arc distance of 405.12 feet; thence N 15° 18' 26" E a distance of 391.57 feet to land now or formerly of Kenneth M. Greene, running thence generally easterly along said Greene and along land now or formerly of Nancy O. Spaulding, land now or formerly of Joseph A. Rende, land now or formerly of Nicole N. Risafi, land now or formerly of John Vincze, land now or formerly of Laura Weitz, land now or formerly of Eugene H. Genise, land now or formerly of Carl J. Franzatti, land now or formerly of Louis R. Mazza, land now or formerly of Frank V. Caruso, Jr. and land now or formerly of Heather J. Linsay, each in part, S 81° 03' 34" E a distance of 1020.63 feet to land of said Walden Book Company, Inc.; thence, continuing along said land of said Walden Books Company, Inc., S 08° 56' 26" W a distance of 225.76 feet and S 37° 56' 26" E 26" E a distance of 250.97 feet to a point; thence, continuing on a clockwise curve the radius of which is 279.00 feet and the central angle of which is 61° 00' 00" for an arc distance of 297.04 feet, N 81° 03' 34" W a distance of 357.24 feet; thence, continuing on an anti-clockwise curve the radius of which is 225.00 feet and the central angle of which is 55° 00' 00" for an arc distance of 215.98 feet, S 43° 56' 26" W a distance of 125.78 feet; and continuing on a clockwise curve the radius of which is 100.00 feet and the central angle of which is 44° 38' 00" for an arc distance of 77.90 feet to the Point of Beginning.

Said premises being known and designated as Parcel B on Map 11863.

Effective date of this Decision: April 26, 2022

ATTEST: DAVID STEIN
CHAIRMAN, ZONING BOARD
CITY OF STAMFORD, CONN.

Dated at the City of Stamford, CT, this 14th day of April, 2022.