

March 24, 2023

City of Stamford  
Zoning Board, Land use Bureau  
Government Center  
888 Washington Boulevard  
Stamford, CT 06904-2152

Dear Zoning Board Members:

Enclosed is an application for Site and Architectural Plan and/or Requested Uses related to 1231 Washington Boulevard, Stamford, CT 06901 (The "Property"). Claudio Matthew Jung is submitting this Application for Site and Architectural Plan and Requested uses, in order to use a portion of the existing church building as a Child Day Care Center for 28 children in the MX-D Zoning District.

We are owners/operators of Sunrise Child Development Center, located at 35 Hoyt Street, Stamford, and we are looking to open a second location at 1231 Washington Boulevard.

Enclosed are the following:

1. A check in the amount of \$1,460 Application Fee (\$1,000) and the Application Fee for a property of 20,000 square feet or less (\$460)
2. Application for Site and Architectural Plans and Requested Uses.
3. Project description.
4. Zoning map.
5. Survey.
6. Floor plans.
7. Photographs of the interior and exterior of the Property,
8. Owner's authorization to Claudio Matthew Jung

Please let us know if you require any additional information or have any questions about this application. Thank you.

Sincerely,

Claudio M. Jung



**APPLICATION FOR APPROVAL OF SITE & ARCHITECTURAL PLANS AND / OR REQUESTED USES**

Complete, notarize, and forward **thirteen (13) hard copies and one (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filing fee (see **Fee Schedule below**), payable to the City of Stamford.

**NOTE:** Cost of required Public Hearing advertisements are payable by the Applicant and performance of required mailing to surrounding property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

**Fee Schedule –WITHOUT GDP**

Site Plans 20,000 sq. ft. or less of building area application fee –without GDP	\$460.00
Site Plans more than 20,000 sq. ft. of building area-application Fee –without GDP	\$460.00 + \$30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

**Fee Schedule –WITH GDP**

Site Plans 20,000 sq. ft. or less of building area application fee –with GDP.	\$260.00
Site Plans more than 20,000 sq. ft. of building area-application Fee –with GDP.	\$260.00 + \$10 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

APPLICANT NAME (S): Claudio Matthew Jung

APPLICANT ADDRESS: 2715 Bedford St.

APPLICANT PHONE #: 203-252-0331

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? YES

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 2715 Bedford St.

ADDRESS OF SUBJECT PROPERTY: 1231 Washington Blvd.

PRESENT ZONING DISTRICT: MX-D

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: Project Description  
CHILD CARE CENTER

REQUESTED USE: DAY CARE

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)  
SAINT ANDRE'S EPISCOPAL CHURCH

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:  
NAME & ADDRESS LOCATION

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? NO (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).

DOES THE PROJECT RESULT IN THE CREATION OF 10 OR MORE UNITS OR 10,000 SF OR MORE IN FLOOR AREA OR DISTURBANCE OF 20,000 SF OR MORE IN LAND AREA, THROUGH NEW DEVELOPMENT, RECONSTRUCTION, ENLARGEMENT OR SUBSTANTIAL ALTERATIONS? NO (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).



DATED AT STAMFORD, CONNECTICUT, THIS 6 DAY OF March 2023

SIGNED: [Signature]

**NOTE:** The application cannot be scheduled for public hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw the application, this must be done in writing, and be received by the Zoning Board at least three (3) working days prior to public hearing in order to provide sufficient time to publicize the withdrawal. Applications withdrawn less than three (3) days prior to a schedule hearing date will not be rescheduled within 90 days.

STATE OF CONNECTICUT ss STAMFORD March 6<sup>th</sup> 2023

COUNTY OF FAIRFIELD  
Personally appeared Claudio Jung, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.


[Signature]  
Notary Public - Commissioner of the Superior Court

**FOR OFFICE USE ONLY**

APPL. #. \_\_\_\_\_ Received in the office of the Zoning Board: Date: \_\_\_\_\_

By: \_\_\_\_\_

Revised 9/02/20

 **Steve J Wells**  
Notary Public, State of Connecticut  
My Commission Expires 02/28/2027



**Alex Jung**  
Director

35 Hoyt Street  
Stamford, CT 06905  
203-554-2228 c  
sunrisecdc35@gmail.com

Zoning Board

City of Stamford

Dear Zoning Board of Directors:

We are owners/ operators of Sunrise Child Development Center, located at 35 Hoyt Street in Stamford, and we are looking to open a second location at 1231 Washington Boulevard. This property belongs to Saint Andrew's Episcopal Church.

This Facility has been operating as a licensed Daycare from 1978 to 2019.

We will be able to enroll approximately 28 children, ages 3 to 5.

This Center will have a Director, as operator, and 4 Full Time Teachers.

The property has plenty of parking spaces, for us to use, additionally, we have 8 designated parking spaces.

The hours of operation of the center will be from 8:00AM to 5:30PM. Monday to Friday.

We will not require a building permit, as we are not modifying or renovating the facility.

We will need to replace the chain link fence for the playground, in the exact location where the old one use to be. Approximately 2000 sqf

We are hoping that the Board of Directors of The City of Stamford, positively approves this project, as there is a great need for childcare in Stamford and many of our friends and families are in our waiting list, ready to enroll their children.

Sincerely,

Matt Jung



**St. Andrew's Church**  
1231 Washington Blvd  
Stamford, CT 06902

January 4, 2023

Dear Stamford Zoning Board,

St. Andrew's Church authorizes, Sunrise Child Development Center, LLC, to operate as a day care center on the property.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Wellington", with a long horizontal flourish extending to the right.

Michael Wellington,

Senior Warden

March 24, 2023

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8. Owner's authorization to Claudio Matthew Jung

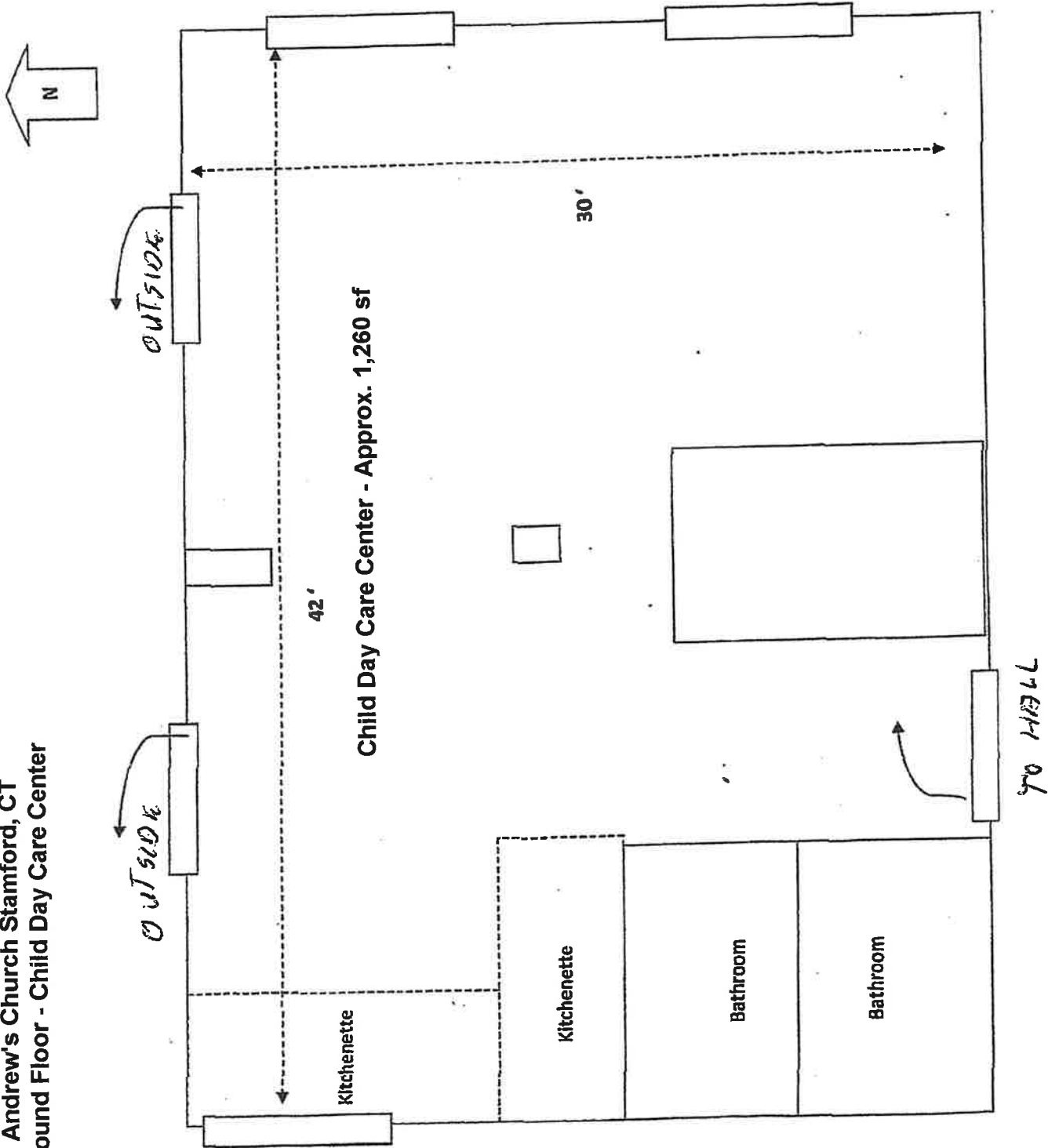
Please let us know if you require any additional information or have any questions about this application. Thank you.

Sincerely,

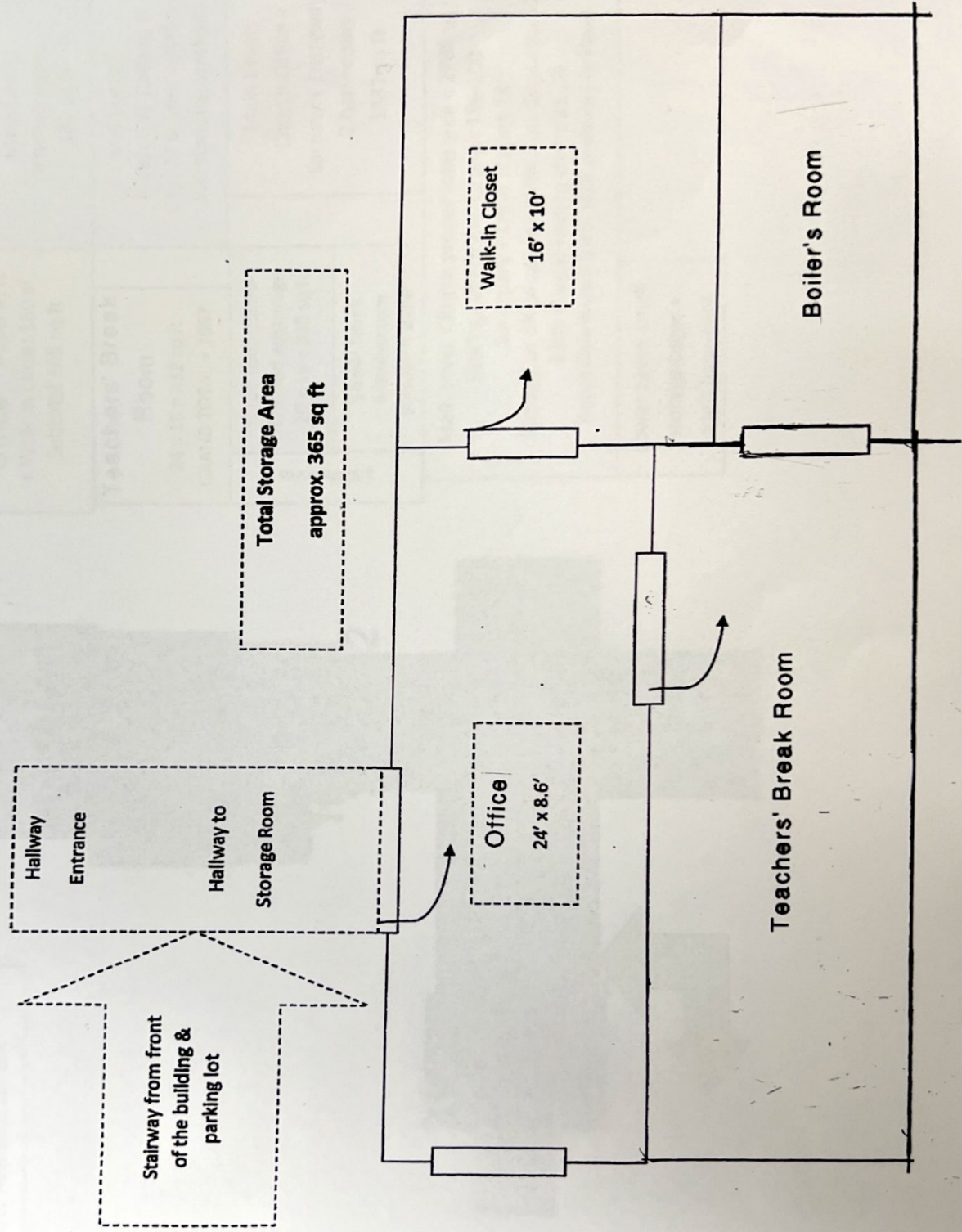
Claudio M. Jung

# Exhibit A

St. Andrew's Church Stamford, CT  
Ground Floor - Child Day Care Center



# Exhibit A





APPENDIX A.

ST. ANDREW'S CHURCH LAYOUT

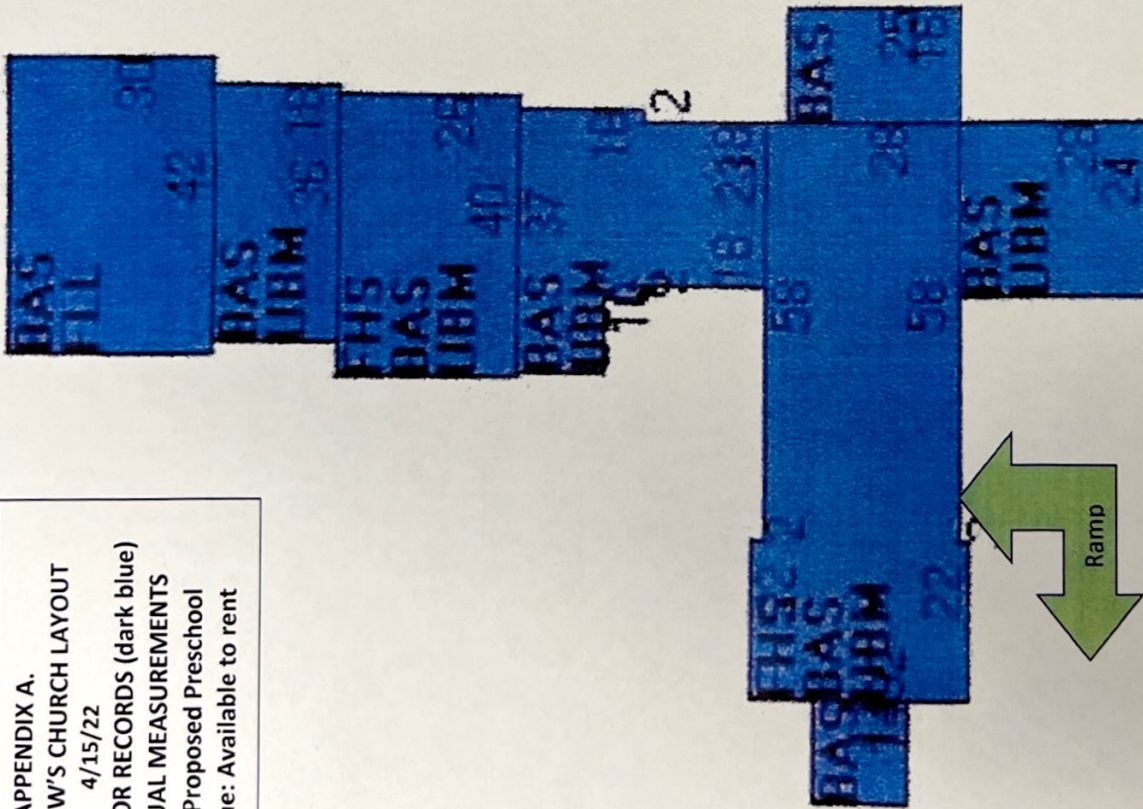
4/15/22

TAX ASSESSOR RECORDS (dark blue)  
plus ACTUAL MEASUREMENTS

Yellow: Proposed Preschool

Light blue: Available to rent

<p>Ground Floor: Preschool Classroom #1 + kitchenette + 2 child-sized bathrooms 42' x 30' = 1260 sq ft</p> <p>Office = 206 sq ft + Walk-in closet 160 sf Subtotal 365 sq ft</p>	<p>Upper Level: All Our Kin office space 1140 sq ft Plus private use of upper-level small bathroom</p> <p>Main Level: Kitchen space 432 sq ft</p>
<p>Teachers' Break Room 24 x 18 = 432 sq ft GRAND TOTAL = 2057</p>	<p>Main Level: Parish Hall 1040 sq ft Cap. 72 seated w/tables 100 standing w/chairs</p>
<p>2 Bathrooms</p>	<p>Main Level: Church Office + Sacristy + Entryway + 2 bathrooms 1332 sq ft</p>
<p>Choir room, semi-finished w/storage 20 x 16 = 320 sq ft</p>	<p>Main Level: Church proper total area = 2788 sq ft Seating capacity in 32 pews 186-200 Sanctuary + Choir seating 28 Storage or office space behind Pipe Organ 9 x 12 Lady Chapel folding chairs 15-20 Accessible Ramp from side walkway to Pews</p>
<p>Lower Level: Maintenance storage &amp; boiler</p>	
<p>Lower Level: small storage cages + open basement</p>	



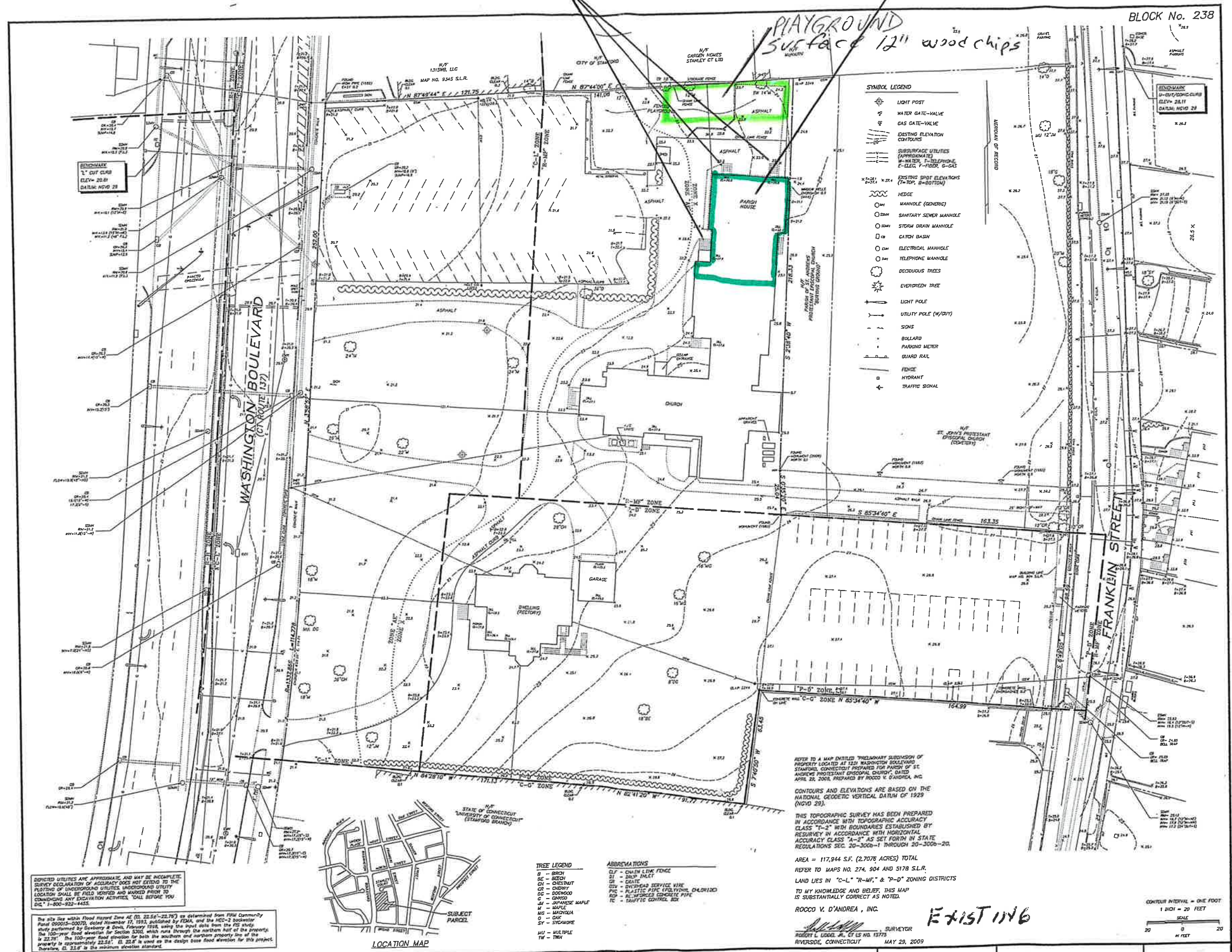


3 ENTRANCES

DAYCARE

PLAYGROUND surface 12" wood chips

BLOCK No. 238



EXISTING UTILITIES ARE APPROXIMATE AND MAY BE INCOMPLETE. SURVEY DECLARATION OF ACCURACY DOES NOT EXTEND TO THE PLOTTING OF UNDERGROUND UTILITIES. UNDERGROUND UTILITY LOCATION SHALL BE FIELD VERIFIED AND MARKED PRIOR TO COMMENCING ANY EXCAVATION ACTIVITIES. CALL BEFORE YOU DIG. 1-800-922-4455.

The site lies within Flood Hazard Zone AE (0.1, 22.5'-22.75') as determined from Flood Community Plan 090015-00070, dated November 17, 1993, published by FEMA, and the NEC-2 Submitter Study performed by Sedgwick & Sons, February 1998, using the spot data from the PCS study. The 100-year flood elevation for Section 3300, which runs through the northern half of the property, is 22.75'. The 100-year flood elevation for both the southern and northern property line of the property is approximately 22.5'. E. 22.5' is used as the design base flood elevation for this project. Therefore, E. 22.5' is the minimum elevation standard.



- TREE LEGEND**
- B - BIRCH
  - BE - BEECH
  - CH - CHERRY
  - CO - COCONUT
  - CR - CHERRY
  - DO - DOGWOOD
  - GC - GINKGO
  - HM - HUNGARIAN MAPLE
  - M - MAPLE
  - MG - MAGNOLIA
  - O - OAK
  - SY - SYCAMORE
  - MU - MULTIPLE
  - TW - TRIN
- ABBREVIATIONS**
- CLF - CHAIN LINK FENCE
  - SI - SPLIT RAIL
  - CF - CONCRETE
  - SW - SYNTHETIC SERVICE WIRE
  - PL - PLASTIC PIPE (POLYETHYLENE CHLORIDE)
  - RP - REINFORCED CONCRETE PIPE
  - TC - TRAFFIC CONTROL BOX

REFER TO A MAP ENTITLED 'PRELIMINARY SUBDIVISION OF PROPERTY LOCATED AT 1221 WASHINGTON BOULEVARD STAMFORD, CONNECTICUT PREPARED FOR PARSONS OF ST. ANDREW'S EPISCOPAL CHURCH, DATED APRIL 22, 2008, PREPARED BY ROCCO V. D'ANDREA, INC. CONTOURS AND ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NOV 29). THIS TOPOGRAPHIC SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH TOPOGRAPHIC ACCURACY CLASS 'T-2' WITH BOUNDARIES ESTABLISHED BY RESURVEY IN ACCORDANCE WITH HORIZONTAL ACCURACY CLASS 'A-2' AS SET FORTH IN STATE REGULATIONS SEC. 20-306b-1 THROUGH 20-306b-20. AREA = 117,944 S.F. (2,7078 ACRES) TOTAL. REFER TO MAPS NO. 274, 304 AND 3178 S.L.R. LAND LIES IN 'C-L', 'R-M', & 'P-D' ZONING DISTRICTS. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED. ROCCO V. D'ANDREA, INC. SURVEYOR. MAY 29, 2009.

EXISTING

CONTOUR INTERVAL = ONE FOOT  
1 INCH = 20 FEET  
SCALE  
20 0 20  
FEET

JENNEWEN ARCHITECTS & PLANNERS, INC.  
ARCHITECT FOR HOLLY HOUSE  
289 MILL ROAD  
NEW CANAAN, CT 06840  
T 203.568.5131  
jtw@jtwarch.com

DO H. CHUNG & PARTNERS  
ARCHITECT FOR RESIDENTIAL BUILDING  
105 BEDFORD STREET  
STAMFORD, CT 06901  
T 203.357.0038  
huangh@sncl.net

ROCCO V. D'ANDREA, INC.  
CIVIL ENGINEER & LAND SURVEYOR  
8 NEIL LANE, P.O. BOX 549  
RIVERSIDE, CT 06878  
T 203.637.1779  
rd@rvd.com

WESLEY STOUT ASSOCIATES LLC  
LANDSCAPE ARCHITECT  
89 MAIN STREET  
BRANFORD, CT 06405  
T 203.666.3100  
wstout@wesleystout.com

MILONE AND MACBROOM  
TRAFFIC ENGINEER  
500 EAST MAIN STREET, SUITE 200  
BRANFORD, CT 06405  
T 203.588.9330  
dmac@miloneandmacbroom.com

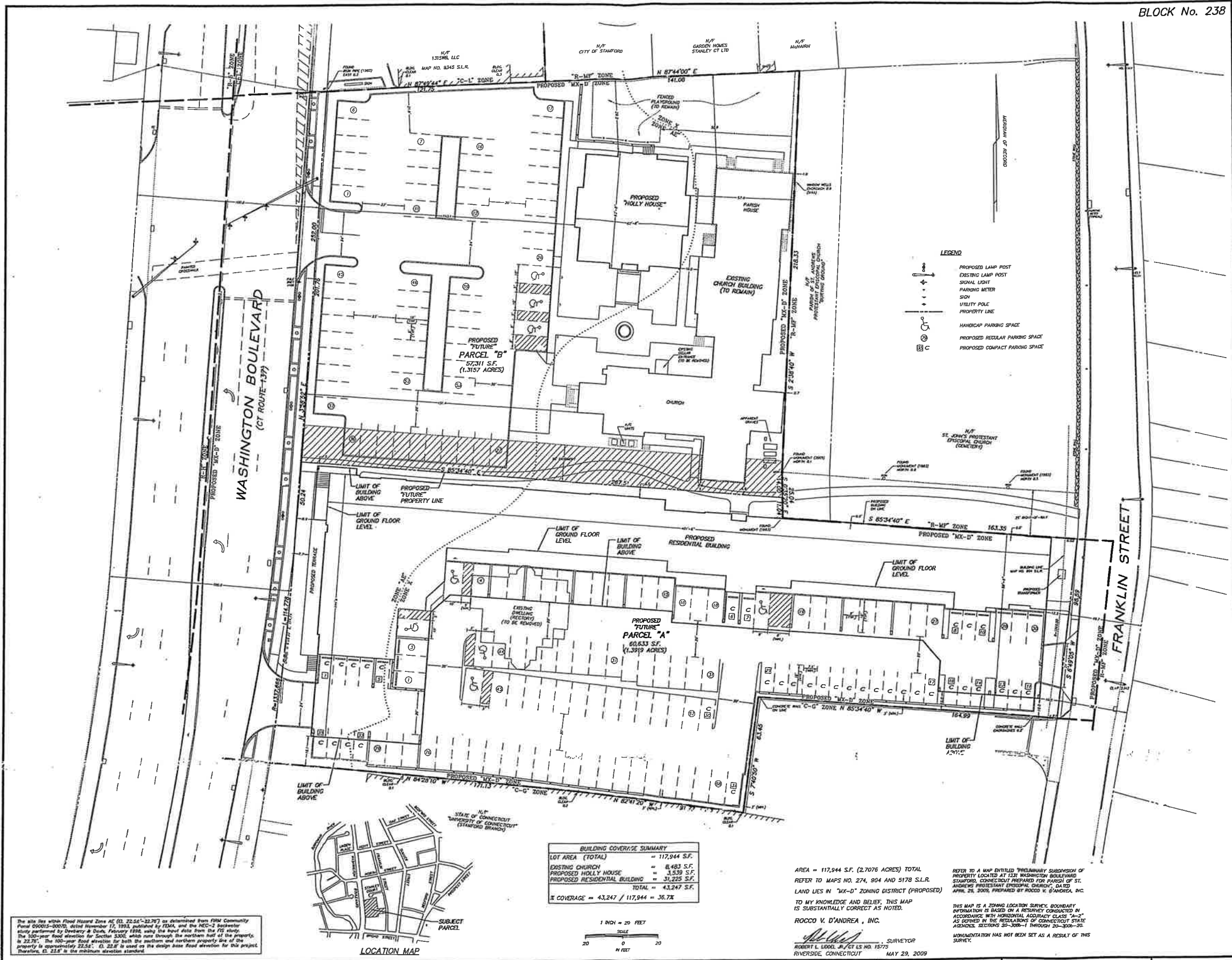
ST. ANDREW'S EPISCOPAL CHURCH  
1231 WASHINGTON BOULEVARD  
STAMFORD, CT

EXISTING CONDITIONS TOPOGRAPHIC SURVEY

REV # DISC DATE  
0 ISSUED FOR EFS SUBMITTAL MAY 29, 2009

SHEET:  
C-1.0  
DATE: 05-29-09





- LEGEND**
- PROPOSED LAMP POST
  - EXISTING LAMP POST
  - SIGNAL LIGHT
  - PARKING METER
  - SIEM
  - UTILITY POLE
  - PROPERTY LINE
  - HANDICAP PARKING SPACE
  - PROPOSED REGULAR PARKING SPACE
  - PROPOSED COMPACT PARKING SPACE

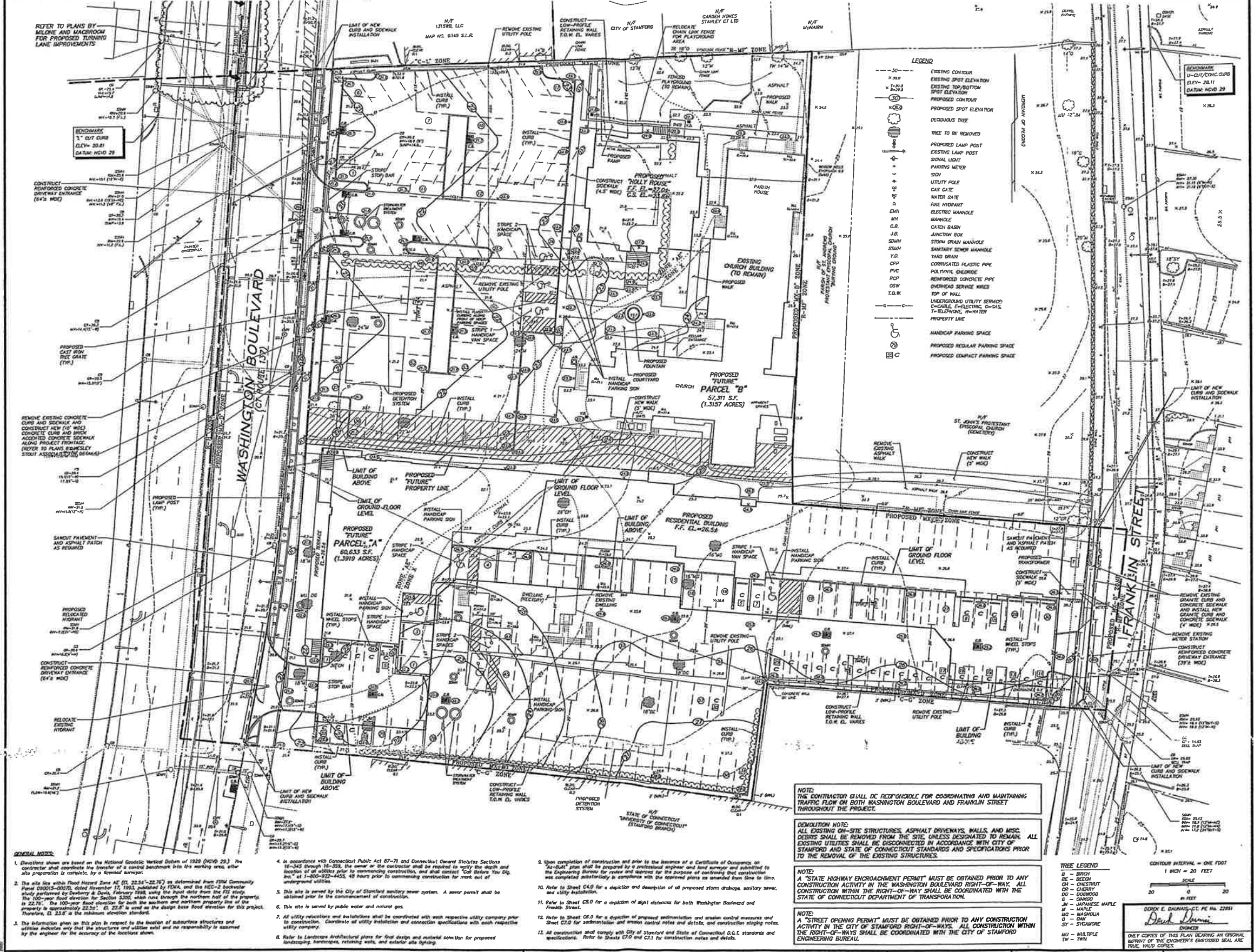
**BUILDING COVERAGE SUMMARY**

LOT AREA (TOTAL)	= 117,944 S.F.
EXISTING CHURCH	= 8,483 S.F.
PROPOSED HOLLY HOUSE	= 3,539 S.F.
PROPOSED RESIDENTIAL BUILDING	= 31,225 S.F.
TOTAL	= 43,247 S.F.
% COVERAGE	= 43,247 / 117,944 = 36.7%

AREA = 117,944 S.F. (2.7076 ACRES) TOTAL  
 REFER TO MAPS NO. 274, 904 AND 5178 S.L.R.  
 LAND USES IN "MX-D" ZONING DISTRICT (PROPOSED)  
 TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED.  
**ROCCO V. D'ANDREA, INC.**  
 SURVEYOR  
 ROBERT L. LOREL, JR./CT LS NO. 15775  
 RIVERSIDE, CONNECTICUT  
 MAY 29, 2009



The site lies within Flood Hazard Zone AE (22.54'-22.75') as determined from FEMA Community Panel 09025-00270, dated November 12, 1993, published by FEMA, and the MEC-2 septicometer study performed by Dewberry & Davis, February 1998, using the level data from the FIS study. The 100-year flood elevation for Section 3302, which runs through the northern half of the property, is 22.78'. The 100-year flood elevation for both the southern and northern property line of the property is approximately 22.54'. E. 22.8' is used as the design base flood elevation for this project. Elevation, E. 22.8' is the minimum elevation standard.



**GENERAL NOTES:**

- Elevations shown are based on the National Geodetic Vertical Datum of 1929 (NGVD 29). The contractor shall coordinate the transfer of a control benchmark into the working area, after site preparation is complete, by a licensed surveyor.
- The site lies within Flood Hazard Zone AE (EL. 22.5'-22.7') as determined from FEMA Community Flood Coverage-2002a, dated November 15, 2003, published by FEMA, and the REC-2 floodwater study performed by Dentistry & Davis, February 1998, using the most date from the F2 study. The 100-year flood elevation for Station 5200, which runs through the northern half of the property, is 22.7'. The 100-year flood elevation for both the southern and northern property line of the property is approximately 22.5'. EL. 22.4' is used as the design area flood elevation for this project. Therefore, EL. 22.5' is the minimum elevation standard.
- The information given on this plan in respect to the location of subsurface structures and utilities indicates only that the structures and utilities exist and no responsibility is assumed by the engineer for the accuracy of the locations shown.

- In accordance with Connecticut Public Act 87-71 and Connecticut General Statutes Sections 16-345 through 16-351, the owner or the contractor shall be required to notify the depth and location of all utilities prior to commencing construction, and shall contact "Call Before You Dig, Inc." at 1-800-522-4455, 48 hours prior to commencing construction for mark out of underground utilities.
- This site is served by the City of Stamford sanitary sewer system. A sewer permit shall be obtained prior to the commencement of construction.
- This site is served by public water and natural gas.
- All utility relocations and installations shall be coordinated with each respective utility company prior to construction. Coordinate all utility installation and connection specifications with each respective utility company.
- Refer to Landscape Architectural plans for final design and material selection for proposed landscaping, hardscape, retaining walls, and exterior site lighting.

- Upon completion of construction and prior to the issuance of a Certificate of Occupancy, an "As-Built" plan shall be prepared by a professional engineer and land surveyor and submitted to the Engineering Bureau for review and approval for the purpose of certifying that construction was completed substantially in compliance with the approved plans as amended from time to time.
- Refer to Sheet C4.0 for a depiction and description of all proposed storm drainage, sanitary sewer, and utility installation.
- Refer to Sheet C4.0 for a depiction of sight distances for both Washington Boulevard and Franklin Street.
- Refer to Sheet C5.0 for a depiction of proposed sedimentation and erosion control measures and Sheet C7.0 for sedimentation and erosion control notes and details, and construction staging notes.
- All construction shall comply with City of Stamford and State of Connecticut D.O.T. standards and specifications. Refer to Sheets C7.0 and C7.1 for construction notes and details.

**NOTE:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND MAINTAINING TRAFFIC FLOW ON BOTH WASHINGTON BOULEVARD AND FRANKLIN STREET THROUGHOUT THE PROJECT.

**DEMOLITION NOTE:** ALL EXISTING ON-SITE STRUCTURES, ASPHALT DRIVEWAYS, WALLS, AND MISC. OBJECTS SHALL BE REMOVED FROM THE SITE UNLESS DESIGNATED TO REMAIN. ALL EXISTING UTILITIES SHALL BE DISCONNECTED IN ACCORDANCE WITH CITY OF STAMFORD AND STATE OF CONNECTICUT STANDARDS AND SPECIFICATIONS PRIOR TO THE REMOVAL OF THE EXISTING STRUCTURES.

**NOTE:** A "STATE HIGHWAY ENFORCEMENT PERMIT" MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION ACTIVITY IN THE WASHINGTON BOULEVARD RIGHT-OF-WAY. ALL CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION.

**NOTE:** A "STREET OPENING PERMIT" MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION ACTIVITY IN THE CITY OF STAMFORD RIGHT-OF-WAYS. ALL CONSTRUCTION WITHIN THE RIGHT-OF-WAYS SHALL BE COORDINATED WITH THE CITY OF STAMFORD ENGINEERING BUREAU.

**TREE LEGEND**

- B - BIRCH
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- CH - CHESTNUT
- CR - CRYSTAL
- DC - DOGWOOD
- G - GINKGO
- JM - JAPANESE MAPLE
- MA - MAGNOLIA
- D - DAN
- SY - SYCAMORE
- MY - MULTIPLE
- TY - TYPICAL

CONTOUR INTERVAL - ONE FOOT  
1 INCH = 20 FEET  
SCALE  
0 20 40 FEET

DORR, E. DAVIDS - CT. PE No. 22991  
David D. D'Amico  
ENGINEER  
ONE COPY OF THIS PLAN BEARING AN ORIGINAL SIGNATURE OF THE ENGINEER'S ENCLOSED SEAL ARE TRUE, VALID COPIES.

## **PROJECT DESCRIPTION**

### **Proposed Child Day Care Center at 1231 Washington Boulevard**

March 27, 2023

#### **1. Introduction**

Claudio Matthew Jung (Applicant) is requesting the approval of a Site and Architectural Plan and Requested Uses application in order to use approximately 2,057 sf of floor area in the building occupied by Saint Andrew's Church located at 1231 Washington Boulevard as a Child Day Care Center. The site is located in the MX-D Zoning District and Master Plan Category 11 (Downtown).

#### **2. Background**

This property is occupied by Saint Andrew's Church who are also the owners of the property. The subject space proposed to be used as a Child Day Care Center is located on the ground floor on the northern end of the building. The space was used as a daycare from 1978 to 2019 and has been vacant since then. Given the gap in the day care use over the last three years, a Site and architectural plan and Requested use approval is required to authorize the use pursuant to the MX-D regulations.

#### **3. Description of the Site and the Surrounding Area**

The site is surrounded by residential and commercial uses. The property to the north of the site is occupied by the six story 'The Stanley Apartments'. To the immediate south of the site is the four story 'The Blvd' apartments along with the UConn campus located further south. To west of the property across Washington Boulevard is the UConn parking lot. St. Andrew's cemetery is located to the east of the church property. The area to the north and south of the site is zoned MX-D. The area to the west of Washington Boulevard is zoned R-H and RM-F and the area to the east is zoned RM-F. Master Plan Category 11 (Downtown) extends east of Washington Boulevard while the area to the west is in Master Plan Category 5 (Residential – High Density Multifamily).

#### **4. Description of the Proposed Development**

The day care center will comprise of one classroom, a teacher's break room and an office. It will have a capacity of approximately twenty-eight (28) children, ages three (3) to five (5). The center will have a director and four (4) teachers. The required parking for the center is 7 spaces based on 1.25 parking space required per staff. The center has been assigned eight (8) designated parking spaces. The three rooms will be located on the ground floor level connected to the proposed outdoor playground and parking area by three entrances. The hours of operation will be Monday to Friday from 8:00 am to 5:00 pm. The playground area will have a wood chip surface for child safety and will be secured by a coated chain link fence similar to that shown in the attached photograph of the child day care center located at 35 Hoyt Street. No site changes are proposed other than fencing and surfacing of the playground. No interior changes to the building are proposed at this time.

## **5. Action(s) Necessary to Facilitate the Project**

The project requires authorization of the site plan pursuant to Section 9.C.3. Permitted Uses within the MX-D district regulation and pursuant to Section 19.D Site Plan Review.

## **6. Conclusion**

The Applicant believes that the proposed Child Day Care Center will meet the urgent need for day care facilities in the City and will help the re-occupancy of a vacant space. The proposal advances the purpose of the MX-D zoning district which promotes a mix of uses in Downtown Stamford promoting the vitality of the neighborhood and provide essential amenities.



ENTRANCE 2



ENTRANCE 1





ENTRANCE 3



EXITS 1 & 2





BATHROOM #1



HALLWAY TO BATHROOMS

EXIT 3

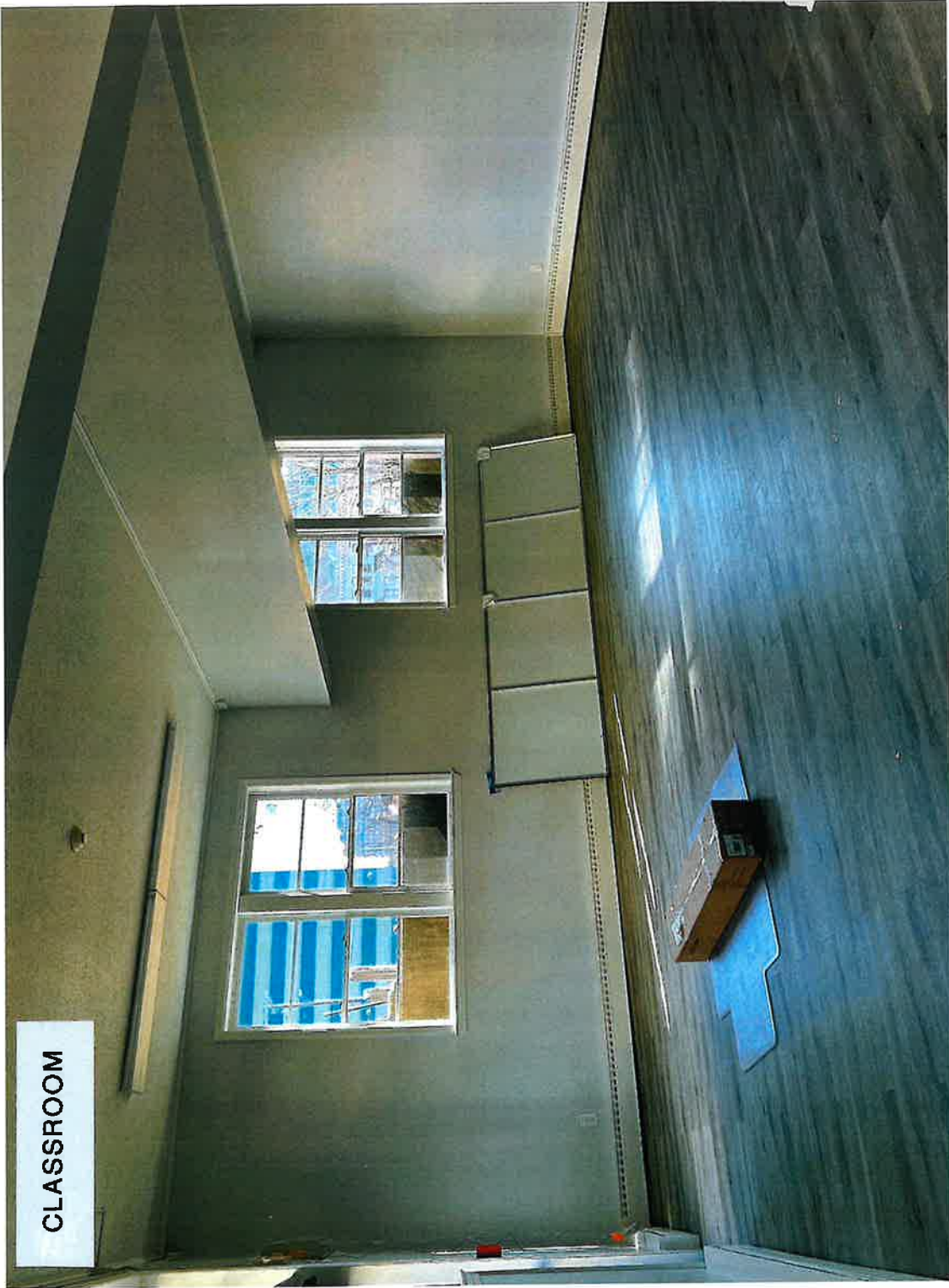








CLASSROOM



CLASSROOM







CLASSROOM

CLOSET



CLASSROOM







