

Ordered Steps Learning Center  
Daycare Service

October 15, 2023

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

Dear Zoning Board Members:

On behalf of Falasha Campbell, enclosed is an Application for Special Permit related to Group Daycare Licenses #80024 Located at 110 Prospect St, Stamford CT, 06901. Mrs. Campbell is submitting this Application for Special Permit to add an additional room to her current Group Day Care Home, which would change the Group Daycare Home Into a Childcare Center (as defined in the Zoning Regulations of the City of Stamford) This would also change the capacity of children from 12 to 32 (final capacity amount will be determined by the OEC). Enclosed are the following:

1. A check in the amount of \$1,460 for the Public Hearing Fee (\$1000) and the Special Permit Fee for a property of 20,000 square feet or less (\$60);
2. Application for Special Permit;
3. Written statement describing the requested special permit;
4. Project description;
5. Statement of findings;
6. Zoning map
7. Floor plans
8. Photographs of the exterior and interior of the Property; and
9. Owner's authorization from TimberRidge Associates

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

Sincerely,





## APPLICATION FOR SPECIAL PERMIT

Complete, notarize, and forward thirteen (13) hard copies and (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 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**

Special Permit 20,000 sq. ft. or less	\$460.00
Special Permit more than 20,000 sq. ft.	\$460.00 + \$30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

APPLICANT NAME (S): Falasha Campbell / Ordered Steps Learning Center  
 APPLICANT ADDRESS: 46 Glenbrook rd Stamford, CT 06901  
 APPLICANT PHONE #: 203-524-5929  
 IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? NO  
 LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): NO

ADDRESS OF SUBJECT PROPERTY: 110 prospect st. Stamford, CT suite 13  
 PRESENT ZONING DISTRICT: Residential  
 TITLE OF SITE PLANS & ARCHITECTURAL PLANS: N/A

REQUESTED SPECIAL PERMIT: (Attach written statement describing request) Group Home to Childcare Center

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)  
N/A

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

NAME & ADDRESS	LOCATION
<u>Timber Ridge Associates</u>	<u>110 prospect st.</u>
<u>110 prospect st.</u>	<u>Stamford CT 06901</u>
<u>Stamford, CT 06901</u>	

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? \_\_\_\_\_ (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? \_\_\_\_\_ (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).



DATED AT STAMFORD, CONNECTICUT, THIS 11 DAY OF October 2023

SIGNED: [Signature]

**NOTE: 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 application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.**

STATE OF CONNECTICUT ss STAMFORD October 11 2023  
 COUNTY OF FAIRFIELD

Personally appeared Falasha Campbell, 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 09/02/2020

SUSAN ANN MORTIMER  
 NOTARY PUBLIC  
 CONNECTICUT

**Attachments to  
Application for Special Permit  
110 Prospect St Stamford CT 06901 suite 13**

**REQUESTED SPECIAL PERMIT:**

The applicant, Falasha Campbell, the tenant at the subject property, requests a special permit to use the subject property as a Childcare Center (as defined in the Zoning Regulations of the City of Stamford)

**PROJECT DESCRIPTION:**

The unit is owned by: Timber Ridge Associates LLC

The proposed Childcare Center would provide daycare for up to 32 children, ages two to five years old. Mrs. Campbell anticipates hiring 5 staff members in addition to herself to operate the Child care center. This unit includes 700 square feet of gross square footage. The Unit would provide more room for children as they grow in age to learn through play. Mrs. Campbell anticipates using the area for preschool age children. There is also a bathroom and storage, respectively. We currently operate a Group Day care home at the same location and all operations have been running smoothly.

The proposed Childcare Center would operate between the hours of 7:45-5:30 Monday through Friday. Parents would drop off their children and pick up their children at various times during those hours of operation, depending on the family's schedules. The unit has parking spaces in front and back of the property, for a total of 8 spaces allocated for the childcare center. We currently have parents dropping off and picking up their children and the flow is seamless because most of our parents are walkers, and our parents that drive are only parking for 3-5 minutes at a time during drop off and pick up.

In addition, the center will be using a neighboring park for their outdoor play area. Ordered Steps Learning Center has been approved by the Office of Early Childhood to utilize playground area across the street for the proposed Childcare Center. This would provide space for children to be outside, exercise, and develop fine and gross motor skills. We have attached a copy of neighboring park along with letter of permission to utilize the park during school hours.

The proposed Childcare Center would operate between the hours of 7:45-5:30 Monday through Friday. Parents would drop off their children and pick up their children at various times during those hours of operation, depending on the family's schedules. The unit has parking spaces in front and back of the property, for a total of 8 spaces allocated for the childcare center. We currently have parents dropping off and picking up their children and the flow is seamless because most of our parents are walkers, and our parents that drive are only parking for 3-5 minutes at a time during drop off and pick up.

## **STATEMENT OF FINDINGS:**

Special Permits shall be granted by the reviewing board only upon a finding that the proposed use or structure or the proposed extension or alteration of an existing use or structure is in accord with the public convenience and welfare after taking into account, where appropriate:

( 1 ) the location and nature of the proposed site including its size and configuration, the proposed size, scale and arrangement of structures, drives and parking areas and the proximity of existing dwellings and other structures.

The proposed Child Care Center use neither anticipates nor requires changes to any structure; it is simply a use permission. The proposed Childcare Center is appropriately located in Residential district It is, therefore, conveniently located for the benefit of the families we will serve. The structure, will easily accommodate up to 32 children and required staff.

(2) the nature and intensity of the proposed use in relation to its site and the surrounding area. Operations in connection with special permit uses shall not be injurious to the neighborhood, shall be in harmony with the general purpose and intent of these Regulations, and shall not be more objectionable to nearby properties by reason of noise, fumes, vibration, artificial lighting or other potential disturbances to the health, safety or peaceful enjoyment of property than the public necessity demands.

Child care creates no objectionable noises, fumes, vibration, artificial lighting or other potential disturbances to the health, safety or peaceful enjoyment of property. Childcare Center, by state law, is limited to just 12 children and is, therefore, a low-intensity use of the site. Per the State Zoning Enabling Act, family and group child care are compatible with residential uses generally.



<b>CURRENT OWNER</b>		<b>TOPO</b>		<b>UTILITIES</b>		<b>STRT / ROAD</b>		<b>LOCATION</b>		<b>CURRENT ASSESSMENT</b>		6135	
TRA PROSPECT LLC		3 Public Sewer 1 All Public 4 Gas		2 Semi-Improve 1 Paved		COM LAND COM BLDG COM OUTBL		Code 2-1 2-2 2-5		Appraised 795,170 291,100 8,290		Assessed 556,620 203,770 5,800	
110 PROSPECT STREET, SUITE 2		Alt Prcl ID 115 223 23		DSSD		Agent Nam Roll Common Neighborhood		W 011 6889		1,094,560		766,190	
STAMFORD CT 06901		Survey1 Census Tr 216 Census Bl 4001 Sewer Acct		1 W CIMIKOSKI D. RIDGEWAY		Assoc Pid#							

<b>RECORD OF OWNERSHIP</b>		<b>BK-VOL/PAGE</b>		<b>SALE DATE</b>		<b>Q/U</b>		<b>V/I</b>		<b>SALE PRICE</b>		<b>VC</b>	
TRA PROSPECT LLC		11180 0216		02-19-2015		Q		1		1,025,000		00	
LOGLISCI RALPH L ET AL		1777 0117		08-31-1978		U		1		0		25	
Total		0.00											

<b>EXEMPTIONS</b>		<b>OTHER ASSESSMENTS</b>	
Year	Description	Amount	Comm Int

<b>ASSESSING NEIGHBORHOOD</b>		<b>NOTES</b>	
Nbhd	Description	Tracing	Batch
0700	B		

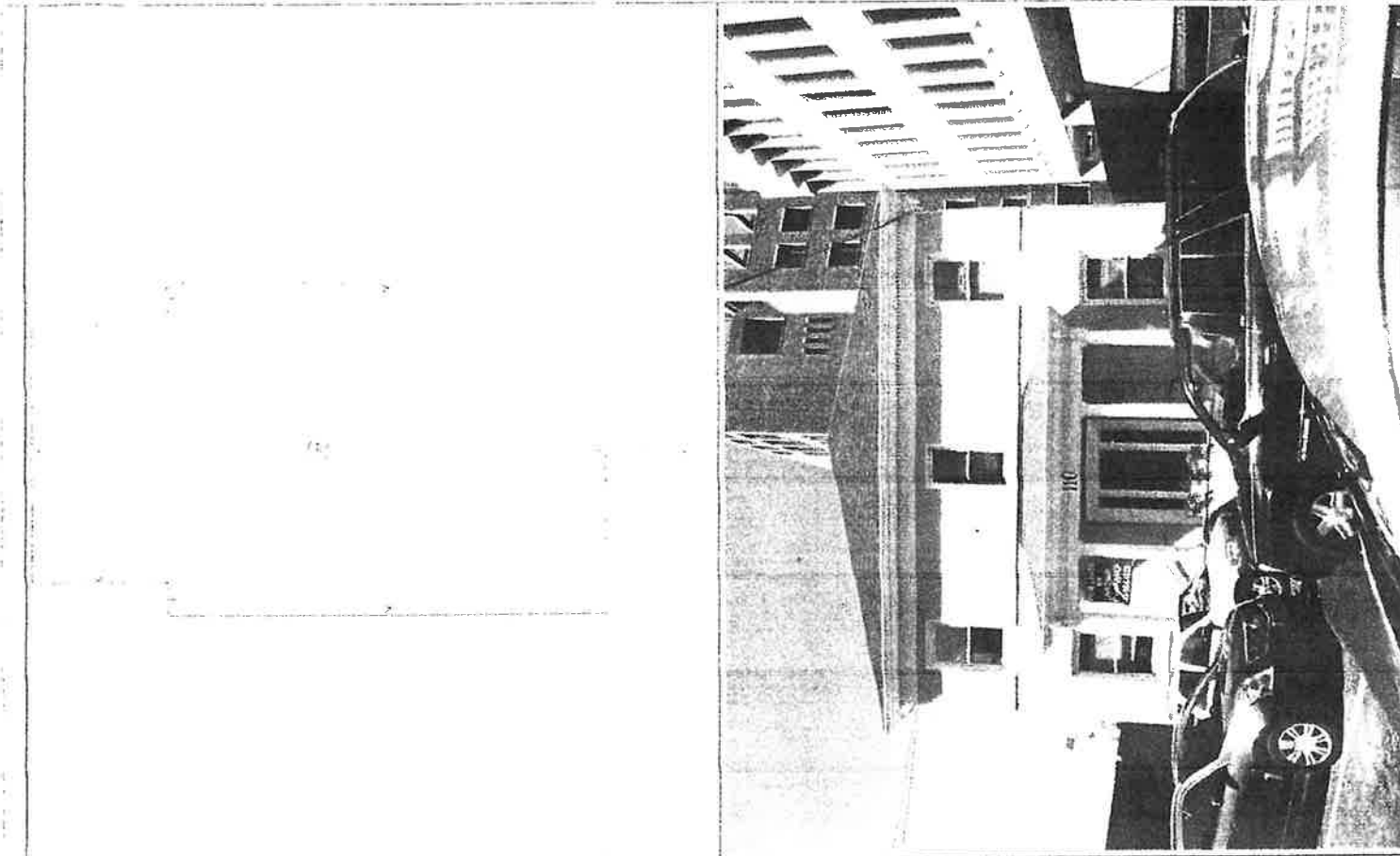
SPACE FOR LEASE 203-984-1822  
 CALLILLY STUDIOS  
 ORDERED STEPS LEARNING CENTER  
 BANC CHIROPRACTIC  
 TERRY GROSSMAN CPA

<b>BUILDING PERMIT RECORD</b>		<b>APRAISED VALUE SUMMARY</b>	
Permit Id	Issue Date	Type	Description
B-22-1439	10-31-2022	RF	Roofing
B-20-2345	12-22-2020	NV	No Value
B-15-713	09-19-2017	NV	No Value
74330	06-08-1994	UK	
Amount	Insp Date	% Comp	Date Comp
0	0	100	09-19-2018
0	0	100	02-03-1995
Comments	RE-ROOF CHANGE OF USE FROM OF NO VALUE - REQUIRED MAI C/O 22744 6-17-94.		

<b>LAND LINE VALUATION SECTION</b>		<b>APRAISED VALUE SUMMARY</b>	
B Use Code	Description	Zone	District
1 200	Commercial MD	RMF 1	District A
Land Units	Land Desc.	Land Units	Unit Price
10,500 SF	District A	10,500 SF	58.84
i. Factor	Site Index	Cond.	Nbhd
1.10000	C	1.00	0700
Nbhd Adj	Notes	Location Adjustment	Adj Unit Price
1.170		0	75.73
Parcel Total Land Area: 0.24	Parcel Total Land Area: 0.24	Total Land Value	795,170

**VISION**

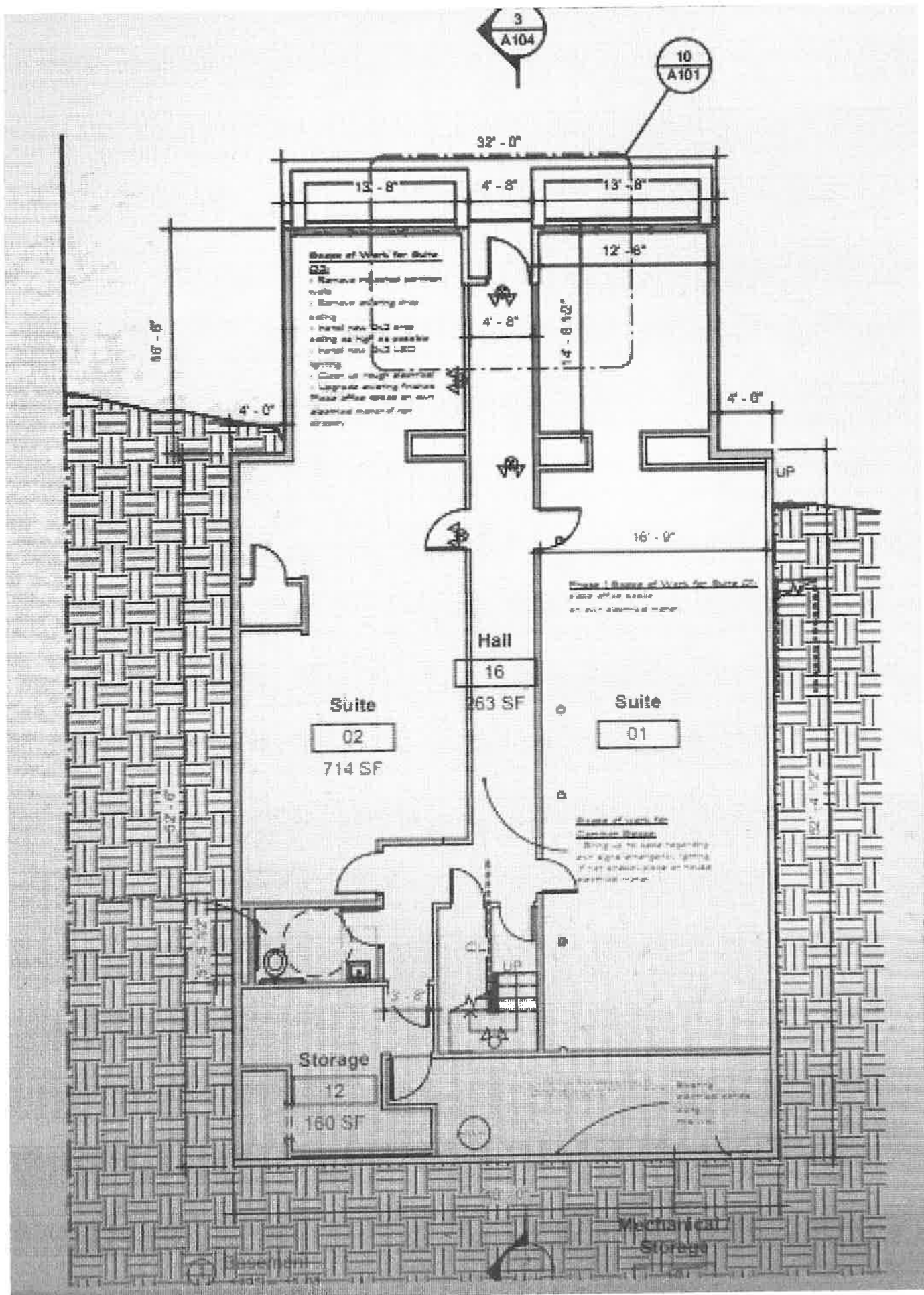
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description	Element	Cd	Description	Element	Description			
Style:	48	Office Bldg								
Model	94	Comm/Ind								
Grade	04	C								
Stories	2	2 Stories								
Occupancy	9 00									
Exterior Wall 1	17	Stucco Mas								
Exterior Wall 2										
Roof Structure	03	Gable/Hip								
Roof Cover	03	Asph/F GlS/Cmp								
Interior Wall 1	05	Drywall/Plaste								
Interior Wall 2										
Interior Floor 1	14	Carpet								
Interior Floor 2										
Heating Fuel	04	Electric								
Heating Type	07	Electr Basebrd								
AC Type	01	None								
Bldg Use	200	Commercial MDL-94								
Total Rooms	00									
Total Bedrms	0									
Total Baths	0									
Heat/AC	01	Heat/AC Pkgs								
Frame Type	02	Wood Frame								
Baths/Plumbing	02	Average								
Ceiling/Wall	07	Typical								
Rooms/Prtns	02	Average								
Wall Height	9.00									
% Corn Wall										
1st Floor Use:	200									
<b>OB - OUTBUILDING &amp; YARD ITEMS (L) / XF - BUILDING EXTRA FEATURES (B)</b>										
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
LP4	Paving Asphalt	L	6,500	1.70	1975	A	75	C	1.00	8,290
RP2	Porch Covered	B	220	35.00	1977	A	55	C	1.00	4,240
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprac Value				
BAS	First Floor	2,592	2,592	2,592	70.61	183,008				
FRB	Fin. Raised Bsmt.	2,592	2,592	2,592	60.01	155,543				
FUS	Upper Story, Finished	2,592	2,592	2,592	70.61	183,008				
RP2	Porch Covered	0	220	220	0.00	0				
Ttl Gross Liv / Lease Area		7,776	7,996			521,559				











Trassig Corp. Inspection Report: Ordered Steps Learning Center



**Inspected:** 2-12 homemade, composite play set with shredded rubber as surfacing

## Outdoor Play Area

For

### Ordered Steps Learning Center

The current play area is located at Hoyt Bedford Playground. The playground is located 0.3 miles away from the plant, which is a 3 minute walk. We will be transporting children in 2 groups of six in a cart. We will be sending staff ahead of the group to check for hazards. Staff are aware that small pieces of mulch may pose choking hazard for children under the age of 3, all of the staff onsite are CPR certified. All staff will have means of communication handy in case of emergency.

Our plan for supervision is carrying a kit that includes: Parents contact, first aid kit, and water. Parents are required to sign a slip of permission for the child to go to the playground daily.

Best Regards,

Falasha Campbell

TRA Prospect, LLC  
TimberRidge Associates, LLC  
110 Prospect Street, Suite 22 | Stamford | CT 06901  
Ph.: 203-588-9511 | Fax: 203-588-9510 | Email: Wanda@TimberRidgeCT.com

October 6, 2023

Ms. Falasha Campbell

Falasha Campbell d/b/a Ordered Steps  
110 Prospect Street, Suite 2&13  
Stamford, CT 06901

Re: Owner's Authorization Letter

Dear Ms. Campbell:

TRA Prospect, LLC, Owner of 110 Prospect Street, Suite 2&13 in Stamford, Connecticut is advising that it authorizes your application for a change of use from Group Daycare Home to Childcare Center. Allocating 8 parking spaces.

Sincerely, Robert P. Colgan, Principal

TRA Prospect, LLC, Owner  
TimberRidge Associates, LLC, Property Management  
110 Prospect Street, Ste. 22 | Stamford | CT 06901  
Ph.: 203-588-9511 | Fax: 203-588-9510