



**ZONING BOARD CERTIFICATE**

I, David Stein, Chairman of the ZONING BOARD of the CITY OF STAMFORD, in compliance with Special Act No 619 of the 1953 General Assembly hereby certify that on February 28, 2022, a Public Hearing was held by the ZONING BOARD on:

**Application 221-32 – Stamford Washington Office LLC & World Wrestling Entertainment, Inc. (the “Applicants”), 677 & 707 Washington Boulevard, Stamford, CT – Special Permit:**

Requesting Special Permit approval pursuant to Section 13.H.9 of the Zoning Regulations to transfer 94 square feet of unused signage rights from the Federal Street (North) façade of the Property to the Atlantic Street (East) façade of the Property. The Property is commonly known as 677 & 707 Washington Boulevard (Parcel ID Nos. 004-2237, 004-2238, 004-2239, 004-2240, 004-2241, 004-2242, 004-2243, 004-2244, 004-2245, 004-2246, 004-2247, and 004-3043. It is located in the CC Zone and consists of approximately 12.2± acres of property more particularly described as follows:

Block #: 18  
Area: 12.2 ± Acres

All those parcels of land commonly known as 677 & 707 Washington Boulevard located in the City of Stamford, and generally described as follows:

Beginning at the intersection of the northerly side of North State Street and the easterly side of Washington Boulevard said land is bounded by the following:

- Westerly: 1017'± by the easterly side of Washington Boulevard;
- Northerly: 491' ± by land n/f of St. John Urban Dev. Corp. and Louis R. Cappelli Family Limited Partnership II, each in part;
- Easterly: 230'± by said land n/f of Louis R. Cappelli Family Limited Partnership II and Federal Street, each in part;
- Northerly: 364'± by the southerly side of Federal Street;
- Easterly: 273'± by the westerly side of Atlantic Street;
- Southerly: 899'± by the northerly side of North State Street to the point of beginning.

And the land affected is owned and located on the following Street:

<u>NAME</u>	<u>STREET</u>
Stamford Washington Office LLC	677 & 707 Washington Boulevard
Stamford Washington Land LLC and	
Stamford Washington Investors LLC	

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And the following is a statement of its findings: **APPROVED UNANIMOUSLY** as its regular meeting held on February 28, 2022, and made the following findings:

**WHEREAS**, the Zoning Board has reviewed the application for Special Permit approval for transferring 94 square feet of signage rights from the Federal Street (North) façade to the Atlantic Street (East) façade.

**WHEREAS**, notice of public hearing was duly published in the Stamford Advocate on February 16, 2022 and February 23, 2022.

**WHEREAS**, notice of the public hearing was duly mailed to property owners within 100 feet of the subject site on February 17, 2022, and a Certificate of Mailing evidencing the same was submitted into the record on February 17, 2022.

**WHEREAS**, signage conforming to the requirements of the Stamford Zoning Regulations was duly mounted on the subject site on February 10, 2022, and photos and an affidavit evidencing same were submitted into the record on February 11, 2022.

**WHEREAS**, the Zoning Board conducted a duly called public hearing on February 28, 2022, and has considered the submitted comments of other interested City agencies, officials, and the general public.

**WHEREAS**, the Planning Board of the City of Stamford unanimously voted to recommend approval of this Application on January 25, 2022.

**WHEREAS**, the approved Special Permit application is more particularly described in the submitted application materials with approved signage depicted on a rendering prepared by ABC Sign Corporation, dated January 7, 2022.

**WHEREAS**, the Zoning Board makes the following special findings:

- The approved Special Permit application conforms to the standards, goals, purposes, and specific objectives of the CC Zone, Special Permit requirements, standards, and conditions of Section 19.C.2 of the Stamford Zoning Regulations, and all other requirements of the City's Zoning Regulations.
- The approved Special Permit application conforms to the standards of Section 13.H.9 of the Stamford Zoning Regulations, specifically that the approved signage rights transfer:
  - Will result in a Sign that is appropriate to the architecture of the Building;
  - Will promote identification of the Building; and
  - Is consistent with the goals and policies of the Master Plan.

**NOW THEREFORE BE IT RESOLVED** that the Zoning Board **UNANIMOUSLY APPROVED** Application #221-32.

Effective date of this decision: March 16, 2022

DAVID STEIN, CHAIRMAN



ZONING BOARD, CITY OF STAMFORD, CT

Dated at the City of Stamford, CT, This 18<sup>th</sup> day of March, 2022.