



INSTR # 2021024902
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 LYDA RUIJTER
 CITY & TOWN CLERK STAMFORD CT
 BLOCK 223

Block: #223

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 November 8, 2021 a Public Hearing was held by the ZONING BOARD on the application of:

Application 221-27 - Growing Minds Daycare & Learning Center, 1435 Bedford Street, Stamford, CT - Special Permit

Applicant is proposing to open a Child Day Care Center to be located in Suite 1E in the residential building at 1435 Bedford Street occupying a 4,201 sq. ft. space and consisting of six (6) classrooms along with a dedicated outside play area. There will be a total of ten (10) employees and the Center will accommodate a maximum of fifty (50) children ranging in age from 4-months to 5-years-old. The applicant has acquired thirteen (13) designated garage level parking spaces in the 102 space underground garage. In addition there are a total of 270 surface level parking spaces which are available on a first come, first serve basis.

Block #: 223

Parcel II: 1435 Bedford Street

All that certain tract of land, together with the buildings thereon, situated in said Stamford, known and designated as Parcel "A" on a certain map entitled, "Property Surveyed for Hanover Hall, Inc., and Summer Terrace, Inc., Stamford, Conn.," now on file in the office of the Town Clerk of said Stamford and numbered 7190, reference thereto being had; together with easements for utilities and storm sewer and sanitary lines under and across Parcel "B" as shown on said map, and together with a right of way over and across the driveways on said Parcel "B" and over and across Parcel "C" as shown on said map, as provided in an agreement between Summer Terrace, Inc., and Hanover Hall, Inc., dated August 21, 1961 and recorded in the Land Records of said Stamford in Book 927 at Page 265.

And the land affected is owned by land and located on the following street:

<u>NAME</u>	<u>STREET</u>
Cornerstone Apartments Property Owners LLC 11766 Wilshire Blvd, Suite 500 Los Angeles, CA 90025	1435 Bedford Street

 And that the following is a statement of findings: UNANIMOUSLY APPORVED AS MODIFIED at its regular meeting held on November 8, 2021, and the regulations will now read as follows:

WHEREAS, the Zoning Board has reviewed an application for a Special Permit to open a Child Day Care Center to be located in Suite 1E in the residential building at 1435 Bedford Street

occupying a 4,201 sq. ft. space and consisting of six (6) classrooms along with a dedicated outside play area. There will be a total of ten (10) employees and the Center will accommodate a maximum of fifty (50) children ranging in age from 4-months to 5-years-old. The applicant has acquired thirteen (13) designated garage level parking spaces in the 102 space underground garage. In addition there are a total of 270 surface level parking spaces which are available on a first come, first serve basis.

WHEREAS, notice of the public hearing was duly published in the Stamford Advocate on October 27, 2021 and November 3, 2021.

WHEREAS, notice of the public hearing was duly mailed to property owners within 100 feet of the subject site on October 27, 2021 and a Certificate of Mailing evidencing same was submitted into the record on October 27, 2021.

WHEREAS, signage conforming to the requirements of the Stamford Zoning Regulations was duly mounted on the subject site on October 27, 2021 and photos and an affidavit evidencing same were submitted into the record on October 27, 2021.

WHEREAS, the Zoning Board conducted a duly called public hearing on November 8, 2021 and has considered the submitted comments of other interested City agencies, officials and the general public;

WHEREAS, the approved Special Permit approval application is more particularly described in the following plans:

Sheet	Title	Prepared by	last Revision
	Zoning Location Survey	Redniss & Mead	May 28, 2015
A-100-1	Floor Plan	Medoit Group	September 2, 2021
SP-100	Site Plan	Medoit Group	September 2, 2021
A-101-1	Photos	Medoit Group	September 2, 2021
A-105	Playground Area	Medoit Group	September 2, 2021
A-200	Exterior Elevation	Medoit Group	September 2, 2021

And such related materials and exhibits constituting the application file as may be amended o be consistent with representations made during the public hearing held on November 8, 2021 and conditions contained therein. Together all of these documents are referred to hereinafter as the Building and Site Plan.

NOW THEREFORE BE IT RESOLVED that the Zoning Board UNANIMOUSLY APPROVED AS MODIFIED Application #221-27, subject to the following conditions:

SITE SPECIFIC CONDITIONS

- 1) All work shall substantially conform to the above referenced Building and Site Plans unless otherwise approved by the Zoning Board or, for minor modifications, by Zoning Board Staff.

- 2) The Child Day Care Center will be limited to a total daily enrollment of 50 children and 10 staff members. Any future request to increase in the number of children and staff shall be subject to approval by Zoning Board Staff. Such approval shall require Applicant to demonstrate compliance with the Zoning Regulations, including with respect to required parking. Any request for additional capacity will also be subject to approval of the additional capacity by the State of Connecticut.
- 3) Prior to the issuance of a Building Permit, the Applicant shall submit documentation signed by the landlord and the Applicant in which the landlord agrees to provide thirteen (13) designated parking spaces for exclusive use by the Child Day Care Center.
- 4) The hours of operation of the Child Day Care Center will be 6:00 am to 10:00 pm, Mondays through Fridays.
- 5) Prior to issuance of a Certificate of Occupancy, the Applicant shall install parking signs, restricting three (3) drop-off and pick-up spaces for the day care use from 6:00 am to 6:00 pm. The spaces shall be in the location shown in the approved plans.
- 6) Prior to issuance of a Certificate of Occupancy, signage plans shall be subject to administrative approval by Zoning Board staff.
- 7) Prior to issuance of a Building Permit and Certificate of Occupancy, the final plans and building conditions shall be subject to review and approval of the Fire Marshall.
- 8) Prior to issuance of a Building Permit and Certificate of Occupancy, the final plans and site conditions shall be subject to review and approval of the Traffic Transportation and Parking Bureau.
- 9) The Applicant shall not hold any special events at this Child Day Care Center unless additional adequate parking is secured, subject to Zoning Board Staff approval.
- 10) These conditions may be modified by Zoning Board Staff.
- 11) The Applicant shall have one year from the effective date of this approval within which to secure a Building Permit, subject to Zoning Board approval of three extensions, each not more than one year, upon timely application and good cause shown.

Effective date of this decision: November 23, 2021

DAVID STEIN, CHAIRMAN



ZONING BOARD, CITY OF STAMFORD, CT

Dated at the City of Stamford, CT, this 30th day of November 2021.