



INSTR # 2021023314
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 LYDA RUIJTER
 CITY & TOWN CLERK STAMFORD CT
 BLOCK 9

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 September 27, 2021 a Public Hearing was held by the ZONING BOARD on:

Application 221-23 – Pacific House, Inc., 36 Ann Street, Stamford, CT.,- Site and Architectural Plans and/or Requested Used, Special Permit and Application for approval for addition to the Stamford Cultural Resources Inventory (CRI) - Applicant is seeking

approval under Section 7.3, Historic Preservation, to construct a new structure that will replicate a historic Vernacular style house (a “Critical Reconstruction”) consisting of 3 units and 11 bedrooms for use as supportive housing. Applicant is also requesting approval of shared parking with 38 Ann Street pursuant to Section 12.I.

Block: #9

All that certain piece, parcel or tract of land, together with the buildings thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, bounded and described as follows:

- Northerly: 100 feet by land now or formerly of Frank Gerardi;
 - Easterly: 50 feet by land now or formerly of Joseph Liglisci, Ralph Loglisci and Antoinette Loglisci and by land now or formerly of Pasquale Cogna; and
 - Southerly: 100 feet by land now or formerly of Joseph Williams; and
 - Westerly: 50 feet by Ann Street.
- Property Address: 36 Ann Street, Stamford, CT 06902-5002

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

<u>NAME</u>	<u>STREET</u>
Pacific House Inc. 137 Henry Street Stamford, CT	36 Ann Street

And that the following is a statement of its findings: UNANIMOUSLY APPROVED AS MODIFIED at its regular meeting held on September 27, 2021, subject to the following conditions:

WHEREAS, the Zoning Board has reviewed applications Site and Architectural Plans and/or Requested Used, Special Permit and Application for approval for addition to the Stamford

Cultural Resources Inventory (CRI) under Section 7.3, Historic Preservation, to construct a new structure that will replicate a historic Vernacular style house consisting of 3 units and 11 bedrooms for use as supportive housing. Applicant is also requesting approval of shared parking with 38 Ann Street pursuant to Section 12.I.

WHEREAS, notice of the public hearing was duly published in the Stamford Advocate on September 15, 2021 and September 22, 2021.

WHEREAS, notice of the public hearing was duly mailed to property owners within 100 feet of the subject site on September 14, 2021 and a Certificate of Mailing evidencing same was submitted into the record on September 14, 2021.

WHEREAS, signage conforming to the requirements of the Stamford Zoning Regulations was duly mounted on the subject site on September 13, 2021 and photos and an affidavit evidencing same were submitted into the record on September 14, 2021.

WHEREAS, the Zoning Board conducted a duly called public hearing on September 27, 2021 and has considered the submitted comments of other interested City agencies, Officials and the general public.

WHEREAS, the Zoning Board makes the following special findings:

- Proposed use and site plan are superior to a plan conforming to the standard dimensional requirements and use standards of the underlying zoning district and will not impair the future development of the surrounding area;
- Proposed use and site and architectural plans serve to Critically Reconstruct the building at 36 Ann Street and meet the Standards and Guidelines of the Secretary of the Interior, as amended from time to time and published on the National Park Service website, as applied by HPAC and the Zoning Board;
- Critical Reconstruction of the house at 36 Ann Street using the Vernacular architectural style will be beneficial for the neighborhood character; and
- Shared parking between 36 Ann Street and 38 Ann Street is appropriate given the low parking usage of the supportive housing use and given the pedestrian connection between the two properties.

WHEREAS, the approved Special Permit and Site & Architectural Plans and/or Requested Uses are more particularly described in the following plans:

Architectural Plans prepared by Elena Kalman:

Sheet
A-0

Title
Cover Page

Dated
March 3, 2021

A-1	Site Plan	May 10, 2021
A-2	Basement & First Floor Plans	March 3, 2021
A-3	Second & Third Floor and Roof Plans	March 3, 2021
A-4	Elevations	March 3, 2021
A-5	Building Sections	March 3, 2021
A-6	Elevation Details	March 3, 2021
A-7	Section Details	March 3, 2021
A-8	Schedules	March 3, 2021
A-9	Basement & First Floors	March 3, 2021
	Reflected Ceiling Plans	
A-10	Second & Third Floors	March 3, 2021
	Reflected Ceiling Plans	
	Alternate elevation Design	September 9, 2021

- Development Plan (page 1 of 1), prepared by D'Andrea Surveying & Engineering, dated revised May 11, 2021.
- Topographic Plan, prepared by D'Andrea Surveying & Engineering, dated revised March 22, 2021.
- Planting Plan, prepared by Environmental Land Solutions, LLC, dated May 18, 2021.

NOW THEREFORE BE IT RESOLVED that the Zoning Board UNANIMOUSLY APPROVED AS MODIFIED Application 221-23 (including but not limited to the addition of the property to the Stamford Cultural Resources Inventory under Section 7.3), 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. Prior to issuance of a Building Permit, the Applicant shall update all drawings to be consistent with the revised elevation (dated September 9, 2021) to comply with the comments from Historic Preservation Advisory Commission dated August 13, 2021 and submit them electronically to HPAC and Zoning Board staff for final review.
- 2) Prior to issuance of a Building Permit, the Applicant shall post a bond or other surety to assure completion of the Critical Reconstruction of the building façade in accordance with the final Historic Site and Architectural Plan. The amount of said surety shall be based on the cost of the proposed reconstruction work, as determined by the Land Use Bureau and the Qualified Historic Preservation Expert.
- 3) Prior to the issuance of a Certificate of Occupancy, the Applicant shall (a) submit a Shared Parking Agreement to allow usage of the three (3) parking spaces on 38 Ann Street satisfactory to the Stamford Law Department and Land Use Bureau staff and recorded on the City of Stamford Land Records (b) submit an easement to allow the shared usage of the

pedestrian path between the 36 Ann Street and 38 Ann Street satisfactory to the Stamford Law Department and Land Use Bureau staff and recorded on the City of Stamford Land Records.

- 4) Prior to the issuance of a Certificate of Occupancy, the Applicant shall record on the Stamford Land Records, in form satisfactory to the Stamford Law Department and Land Use Bureau Staff, a deed restriction providing that if the property is conveyed to or used by an entity which is not providing Deeply Affordable or Supportive Housing on the property that the property shall meet the parking requirement for residential use.
- 5) Prior to the issuance of a Certificate of Occupancy and return of surety bond, (a) a Historic Preservation Easement satisfactory to the Stamford Law Department and Land Use Bureau staff shall be recorded on the City of Stamford Land Records and (b) all of the Critical Reconstruction must be completed to the satisfaction of the Land Use Bureau and in accordance with approved final Historic Site and Architectural Plans.
- 6) Any proposed building signage shall be approved by Zoning Board staff.
- 7) Prior to issuance of a Certificate of Occupancy, the Applicant shall address, to the satisfaction of department staff, comments from Frank Petise, Acting Bureau Chief, Transportation Traffic and Parking Bureau as set forth in memo dated July 05, 2021.
- 8) Prior to issuance of a Building Permit, the Applicant shall address, to the satisfaction of department staff, comments from Susan Kiskey P.E., Coordinator of Site Plan Reviews and Inspections in the memo dated June 22, 2021.
- 9) Prior to issuance of a Building Permit, the Applicant shall address, to the satisfaction of department staff, comments from Fire Marshall Walter Seely as set forth in the email dated June 24, 2021.
- 10) Prior to issuance of a Certificate of Occupancy, the Applicant shall comply with the comments from David Woods of the Historic Preservation Advisory Commission dated August 13, 2021.

STANDARD CONDITIONS:

- 11) Prior to the issuance of a Building Permit, the Applicant shall submit final site and architectural plans and landscaping plans, including specifications for exterior architectural designs, materials, samples and colors, for final approval by Zoning Board staff, to ensure consistency with the approved plans, architectural elevations, and illustrative renderings constituting the record of the application.
- 12) No mechanical equipment, in addition to that depicted on the Building and Site Plans, shall be installed within view of any public street without prior approval of the Zoning Board staff.

- 13) Prior to the issuance of a Building Permit, the Applicant shall submit a Construction Staging and Management Plan to ensure safe, adequate and convenient vehicular traffic circulation and operations, pedestrian circulation and protection of environmental quality through the mitigation of noise, dust, fumes and debris subject to final approval of the Land Use Bureau Chief or his designee. Such Construction Management Plan shall address, but not be limited to, reasonable restrictions on times when deliveries can be made to the job site, measures to control dust, staging areas for materials and construction worker parking as well as temporary measures requiring the timely removal of construction debris and/or litter from the jobsite.
- 14) Applicant shall submit a performance bond, certified check or other acceptable form of surety to secure the timely and proper performance of onsite sediment and erosion/construction controls, drainage, landscaping, professional supervision, along with a 15% contingency. A detailed estimate of these costs shall be supplied to EPB Staff for approval prior to the submission of the performance surety. The performance surety shall be submitted to EPB Staff prior to the start of any site activity and issuance of a building permit.
- 15) Prior to the issuance of a Building Permit, sewer and storm drainage plans shall be submitted and subject to final review and approval of design specification and construction by the Engineering Bureau.
- 16) Prior to issuance of a Building Permit, Applicant shall obtain necessary approvals and permits from the Stamford Water Pollution Control Agency (WPCA).
- 17) Prior to the release of surety and issuance of a signature authorizing the granting of a Certificate of Occupancy, the Applicant shall execute and file a standard, City of Stamford "Landscape Maintenance Agreement" on the Stamford Land Records to ensure the success of the planted features.
- 18) Prior to the release of surety and issuance of a signature authorizing the issuance of a Certificate of Occupancy, the Applicant shall execute and file a standard, City of Stamford "Drainage Maintenance Agreement" on the Stamford Land Records to ensure the full and proper function of all installed drainage facilities.
- 19) All final grading, utilities, drainage, final stabilization measures, and other engineered elements shall be completed under the supervision of a Connecticut registered professional engineer and land surveyor with an improvement location survey (surveyor) and written certifications (engineer) submitted to EPB Staff prior to the release of surety and signature authorizing the issuance of a Certificate of Occupancy.
- 20) Prior to the issuance of a Building Permit, sedimentation and erosion control plans shall be submitted by Applicant and subject to approval by the Environmental Protection Board staff.
- 21) A Street Opening Permit shall be required for any and all work within any City of Stamford street right of way.

- 22) Applicant shall make best efforts to keep the property in good condition up until and during the construction process. Existing lawn areas shall be mowed and maintained, and construction debris shall be kept to a reasonable minimum.
- 23) 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: October 12, 2021

DAVID STEIN, CHAIRMAN


ZONING BOARD, CITY OF STAMFORD, CT

Dated at the City of Stamford, CT this 3rd day of November, 2021