

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 December 11, 2023 a Public Hearing was held by the ZONING BOARD on the application of:

Application 221-22-(MOD) -Falasha Campbell, 110 Prospect Street, Stamford, CT – Special Permit

Requesting a modification to add an additional room in order to facilitate the change of use of the current Group Day Care Home for 12 children to a Child Day Care Center for 32 children. The property is in the R-MF Zoning District.

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

- Northerly: 150 feet by land now or formerly of Leonard C. Merrell;
- Easterly: 70 feet by Prospect Street;
- Southerly: 150 feet by land now or formerly of Leonard C. Merrell; and
- Westerly: 70 feet by land of the City of Stamford;

All of said several dimensions being more or less.

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

<u>NAME</u>	<u>STREET</u>
Timber Ridge Associates LLC	110 Prospect Street - #22 Stamford, CT 06901

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And that the following is a statement of its findings: UNANIMOUSLY APPROVED AS MODIFIED on December 11, 2023, by passage of the following conditions:

**WHEREAS**, the Zoning Board has reviewed the modification application for a Special Permit to operate a Child Day Care Center for 32 children at 110 Prospect Street;

**WHEREAS**, notice of the public hearing was duly published in the Stamford Advocate on November 29, 2023 and December 6, 2023;

**WHEREAS**, notice of the public hearing was duly mailed to property owners within 100 feet of the subject site on November 29, 2023 and a Certificate of Mailing evidencing same was submitted into the record on November 30, 2023;

**WHEREAS**, the requirement for the Affidavit and the Posting of Signage was waived by ZB staff;

Rec # 2023040966  
 Lyda Ruller, City & Town Clerk  
 STAMFORD CT  
 BK: 13278 Pg: 39  
 Inst: 2023015059  
 12/26/2023 10:22:14 AM  
 2 Pages  
 ZONING BOARD CERT  
 Block: 223



**WHEREAS**, the Zoning Board conducted a duly called public hearing on December 11, 2023 and has considered the submitted comments of other interested City agencies, officials and the general public; and

**WHEREAS**, the approved Special Permit application is more particularly described in photos and sketches provided by the applicant.

**NOW THEREFORE BE IT RESOLVED** the Zoning Board on December 11, 2023 **UNANIMOUSLY APPROVED AS MODIFIED** Application 221-22(MOD), subject to the following conditions:

**SITE SPECIFIC CONDITIONS**

1. Unless specifically modified by this approval, all previous conditions and approvals, including, but not limited to Approval # 221-22, shall remain in full force and effect.
2. A maximum of 32 children shall be permitted to be enrolled in the Child Day Care Center.
3. The age group of children shall be ages two to five.
4. The hours of operation of the Child Day Care Center shall be limited to 7:00 am to 6:30 pm.
5. Prior to the issuance of a Building Permit, Applicant shall submit to Zoning Board staff a letter from the owner of the property confirming that Applicant may use eight (8) parking spaces during the term of her lease including extensions.
6. Prior to the issuance of a Certificate of Occupancy, the Applicant shall install signage designating eight (8) parking spaces for the Child Day Care Center on the property.
7. The Applicant shall not hold any special events at this Child Day Care Center unless additional adequate parking is secured, subject to prior Zoning Board Staff approval.
8. Applicant shall address the conditions in the Engineering Department comment letter dated November 7, 2023.
9. These conditions may be changed by administrative approval by Zoning Board staff.
10. 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 decision: December 26, 2023

DAVID STEIN, CHAIRMAN

  
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ZONING BOARD, CITY OF STAMFORD, CT

Dated at the City of Stamford, Connecticut, this 26<sup>th</sup> day of December 2023.