



INSTR # 2021016580
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LYDA RUIJTER
CITY & TOWN CLERK STAMFORD CT
BLOCK 371

Block: 371

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 July 26, 2021 a Public Hearing was held by the ZONING BOARD on the application of:

Application 221-21 – Gladys Contreras, 70 Alvord Lane – Unit A, Stamford, CT – Special Permit:

Requesting a Special Permit to operate a Group Day Care Home for up to 12 children at 70 Alvord Lane – Unit A. Property is located within the R-5 zoning district.

All that certain piece, parcel or tract of land, with the buildings and improvements thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, being known and designed as UNIT A of 70 ALVORD LANE CONDOMINIUM, a condominium, together with an undivided interest in the common elements and appurtenances thereof, being more specifically designed and described in the Declaration and By-Laws of 70 Alvord Lane Condominium submitted by Edgar Vaca and Adela Quito dated May 27, 2005 and recorded May 27, 2005 in Volume 8081 at Page 245 of the Stamford Land Records.

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

<u>NAME</u>	<u>STREET</u>
Adela Quito	70 Alvord Lane, Unit A
110 Stratfield Road	Stamford, CT 06902
Fairfield, CT 06825	

And that the following is a statement of its findings: UNANIMOUSLY APPROVED AS MODIFIED on July 26, 2021, and

WHEREAS, the Zoning Board has reviewed an application for a Special Permit to operate a Group Day Care Home for up to 12 children at 70 Alvord Lane – Unit A.

WHEREAS, notice of the public hearing was duly published in the Stamford Advocate on July 14, 2021 and July 21, 2021.

WHEREAS, notice of the public hearing was duly mailed to property owners within 100 feet of the subject site on July 14, 2021 and a Certificate of Mailing evidencing same was submitted into the record on July 15, 2021.

WHEREAS, the Zoning Board conducted a duly called public hearing on July 26, 2021 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 the following plans:

- Existing Floor Plans and Elevations, prepared by Geoffrey Craig Williams Architect, dated May 2, 2003:

<u>Page #</u>	<u>Title</u>
Page 1	Foundation Plan / Basement Plan
Page 2	First Floor & Second Floor Plan
Page 3	Attic & Roof Plans
Page 4	Elevations

- Plot Plan, prepared by Edward Frattaroli, Inc., dated March 18, 2003

NOW THEREFORE BE IT RESOLVED the Zoning Board on July 26, 2021 UNANIMOUSLY APPROVED AS MODIFIED Application 221-21, subject to the following conditions:

SITE SPECIFIC CONDITIONS

- 1) A maximum of 12 children shall be permitted to be enrolled in the Group Day Care Home.
- 2) The age of the children shall be ages 18 months and older.
- 3) The hours of operation of the Child Day Care Center shall be limited from 7:00 am to 6:30 pm.
- 4) Prior to the issuance of a Building Permit, the Applicant shall submit a shared parking agreement subject to approval of the Land Use Bureau and Transportation Traffic and Parking Bureau to allow the sharing of parking spaces between the residential units and the Group Day Care Home.
- 5) The Applicant shall not hold any special events at this Group Day Care Home unless additional adequate parking is secured, subject to Zoning Board Staff approval.
- 6) Prior to the issuance of a Building Permit, Applicant shall address, to the satisfaction of department staff, the comments set forth in the memo from Bharat Gami, Chief Building Official dated June 10, 2021.
- 7) Prior to the issuance of a Building Permit, Applicant shall address, to the satisfaction of department staff, the comments set forth in the memo from Walter Seely, Fire Marshall dated June 11, 2021.
- 8) These conditions may be modified by administrative approval by Zoning Board staff.
- 9) 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: August 10, 2021

DAVID STEIN, CHAIRMAN


 ZONING BOARD, CITY OF STAMFORD, CT

Dated at the City of Stamford, Connecticut, this 10th day of August 2021.