

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 May 24, 2021 and June 7, 2021 Public Hearings were held by the ZONING BOARD on

Application 221-07 - Hogg Holdings (contract purchaser) of 670, 686 & 690 Pacific Street & 171 Henry Street, Stamford, CT- Map Change

To amend the City of Stamford Zoning Map to rezone the properties known as 670 Pacific Street (Parcel ID No. 002-6068) & 686 Pacific Street (Parcel ID No. 002-3371) from the Neighborhood Mixed Use Design District (the "NX-D Zone") to the Village Commercial District (the "V-C Zone"); 648 Pacific Street (Parcel ID No. 002-6704) and a portion of 171 Henry Street (Parcel ID No. 002-2705) from the Multiple Family Residence Design District (the "R-MF Zone") to the V-C Zone; and 0 Pacific Street (Parcel ID No. 002-4597), 690 Pacific Street (Parcel ID No. 002-4598) and 692 Pacific Street (Parcel ID No. 001-7600) from the Community Business District (the "C-B Zone") to the V-C Zone. The area rezoned is further described as follows:

Block #: 87
Area: 43,000 ± SF
 (area of change includes an additional 18,617± sf of Henry Street, Pacific Street, and Ludlow Street rights-of-way along site frontages)

Beginning at the midpoint of the intersection of Henry Street and Pacific Street subject area is bounded as follows:

Northerly: 158' ± by the centerline of Henry Street;
 Easterly: 123'± by land n/f of Henry Street Stamford LLC;
 Northerly: 50'± by said land n/f of Henry Street Stamford LLC;
 Easterly: 66'± by land n/f of Robert Snell, Sr.;
 Southerly: 79'± by land n/f of Balbi Carmelo;
 Easterly: 193'± by said land n/f of Balbi Carmelo to the midpoint of Ludlow Street;
 Southerly: 145' ± by the centerline of Ludlow Street; to the midpoint of Pacific Street
 Westerly: 291' ± by the centerline of Pacific Street to the point of beginning.

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

<u>NAME</u>	<u>STREET</u>
Pacific Street Firehouse LLC 1 Elmcroft Road, Suite 500 Stamford, CT 06926-0700	670 Pacific Street
Tabernacle of Grace Church 648 Pacific Street Stamford,, CT 06902-5818	648 Pacific Street
FHP1 LLC P.O. Box 110295 Stamford, CT 06911	686 Pacific Street

New Hope Christian Community Inc.
690 Pacific Street
Stamford, CT 06902

690 Pacific Street

Neighborhood Housing Serv
295 W. Main Street
Stamford, CT 06902-5011

692 Pacific Street

Henry Street Stamford LLC
P.O. Box 110295
Stamford, CT 06911


171 Henry Street

And that the following is a statement of its findings: APPROVED at its regular meeting held on June 7, 2021, and the premises with respect to which application has been made are shown and delineated on the sketch set forth below:



Effective date of this Decision: June 24, 2021.

DAVID STEIN, CHAIRMAN


ZONING BOARD, CITY OF STAMFORD, CT

Dated at the City of Stamford, CT, This 25th day of June, 2021