INSTR # 2021013570 VOL 12730 PG 171 RECD 06/25/2021 11:05:57 AM LYDA RUIJTER CITY & TOWN CLERK STAMFORD CT

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

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

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 #:

Area: $43,000 \pm SF$

87

(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: $158' \pm \text{by the centerline of Henry Street}$;

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:

NAME STREET

Pacific Street Firehouse LLC

1 Elmcroft Road, Suite 500

670 Pacific Street

Stamford, CT 06926-0700

Tabernacle of Grace Church 648 Pacific Street

648 Pacific Street

Stamford,, CT 06902-5818

FHP1 LLC 686 Pacific Street

P.O. Box 110295 Stamford, CT 06911 New Hope Christian Community Inc.

690 Pacific Street

690 Pacific Street Stamford, CT 06902

Neighborhood Housing Serv

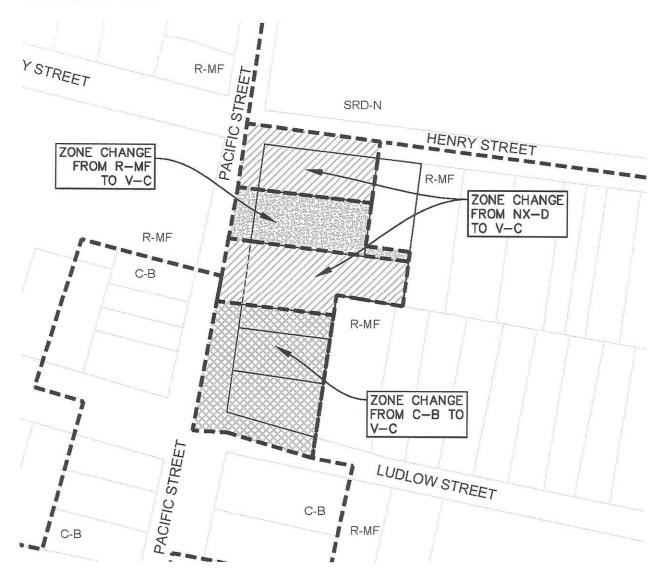
692 Pacific Street

295 W. Main Street Stamford, CT 06902-5011

171 Henry Street

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

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