



INSTR # 2021014581  
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LYDA RUIJTER  
CITY & TOWN CLERK STAMFORD CT  
BLOCK 223

**Block: 223**

**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 221-22-Falasha Campbell, 110 Prospect Street, Stamford, CT – Special Permit**

Requesting a Special Permit to operate a Group Day Care Home for 12 children at 110 Prospect Street. 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 July 26, 2021, by passage of the following conditions:

**WHEREAS**, the Zoning Board has reviewed an application for a Special Permit to operate a Group Day Care Home for 12 children at 110 Prospect Street.

**WHEREAS**, notice of the public hearing was duly published in the Stamford Advocate on July 14, 2021 and July 21, 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 photos and sketches provided by the applicant.

**NOW THEREFORE BE IT RESOLVED** the Zoning Board on July 26, 2021 UNANIMOUSLY APPROVED AS MODIFIED Application 221-22, 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 group of children shall be ages 3 and older.
- 3) The hours of operation of the Child Day Care Center shall be limited to 7:00 am to 6:30 pm.
- 4) 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 four (4) parking spaces during the term of her lease including extensions.
- 5) Prior to the issuance of a Certificate of Occupancy, the Applicant shall install signage designating four (4) parking spaces for the Group Day Care Home on the property.
- 6) 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.
- 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 Bharat Gami, Chief Building Official dated June 10, 2021.
- 8) 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 14, 2021.
- 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: August 10, 2021**

DAVID STEIN, CHAIRMAN

  
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ZONING BOARD, CITY OF STAMFORD, CT

Dated at the City of Stamford, Connecticut, this 10<sup>th</sup> day of August 2021.