

MAYOR
DAVID MARTIN



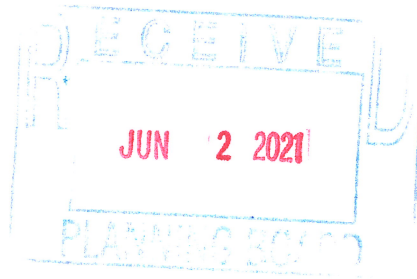
DIRECTOR OF OPERATIONS
MARK MCGRATH
Tel: (203) 977-4141

LAND USE BUREAU CHIEF
RALPH BLESSING
Tel: (203) 977-4714

CITY OF STAMFORD
ZONING BOARD
LAND USE BUREAU
888 WASHINGTON BOULEVARD
P.O. Box 10152
STAMFORD, CT 06904 -2152

June 2, 2021

Ms. Theresa Dell, Chair, Planning Board
Attn: David Woods, Deputy Director of Planning
Land Use Bureau, City of Stamford
888 Washington Blvd.
Stamford, CT 06904



RE: Application 221-22- Falasha Campbell -110 Prospect Street, Stamford, CT, - Special Permit, - Applicant is 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.

Dear Ms. Dell:

In accordance with Section C6-40-10 of the Charter of the City of Stamford, the above captioned Application for a Special Permit is hereby referred to the Planning Board of the City of Stamford for its advisory report.

A public hearing has not yet been scheduled. Referral comments should be filed with the Zoning Board Office by *July 7, 2021*.

If you have any questions, please feel free to contact me at (203) 977-4716.

Sincerely,


Vineeta Mathur
Associate Planner



APPLICATION FOR SPECIAL PERMIT

Complete, notarize, and forward **thirteen (13) hard copies and (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filling fee (see **Fee Schedule below**), payable to the City of Stamford.

NOTE: Cost of required advertisements are payable by the Applicant and performance of required mailing to surrounding property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

Fee Schedule

Special Permit 20,000 sq. ft. or less	\$460.00
Special Permit more than 20,000 sq. ft.	\$460.00 + \$30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

APPLICANT NAME (S): Falasha Campbell
 APPLICANT ADDRESS: 350 Cove rd Stamford CT, 06902
 APPLICANT PHONE #: 979-329-6887
 IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? NO
 LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): N/A

ADDRESS OF SUBJECT PROPERTY: 110 prospect st Stamford CT 06901 suite #:
 PRESENT ZONING DISTRICT: R-MF
 TITLE OF SITE PLANS & ARCHITECTURAL PLANS: N/A

REQUESTED SPECIAL PERMIT: (Attach written statement describing request)
See Attached

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:
NAME & ADDRESS LOCATION

Timber Ridge Associates LLC 110 prospect st
Stamford CT 06901 st.#22

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? _____ (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).

DOES THE PROJECT RESULT IN THE CREATION OF 10 OR MORE UNITS OR 10,000 SF OR MORE IN FLOOR AREA OR DISTURBANCE OF 20,000 SF OR MORE IN LAND AREA, THROUGH NEW DEVELOPMENT, RECONSTRUCTION, ENLARGEMENT OR SUBSTANTIAL ALTERATIONS? _____ (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).



DATED AT STAMFORD, CONNECTICUT, THIS 7th DAY OF May 20 21

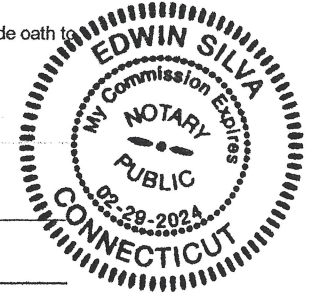
SIGNED: [Signature]

NOTE: Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT ss STAMFORD May 7th 20 21
COUNTY OF FAIRFIELD

Personally appeared Falasha Campbell, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

[Signature]
Notary Public - Commissioner of the Superior Court



FOR OFFICE USE ONLY

APPL. #: 221-22 Received in the office of the Zoning Board: Date: _____

By: _____

TRA Prospect, LLC

TimberRidge Associates, LLC

110 Prospect Street, Suite 22 | Stamford | CT 06901
Ph.: 203-588-9511 | Fax: 203-588-9510 | Email: Wanda@TimberRidgeCT.com

May 14, 2021


Ms. Falasha Campbell
Falasha Campbell d/b/a Ordered Steps
110 Prospect Street, Suite 02
Stamford, CT 06901

Re: Owner's Authorization Letter

Dear Ms. Campbell:

TRA Prospect, LLC, Owner of 110 Prospect Street, Suite 2 in Stamford, Connecticut is advising that it authorizes your application for a change of use from General Office Space to a Group Day Care Home.

Sincerely,

DocuSigned by:

4055C3260E2D4C8...
Robert P. Colgan, Principal
TRA Prospect, LLC, Owner
TimberRidge Associates, LLC, Property Management
110 Prospect Street, Ste. 22 | Stamford | CT 06901
Ph.: 203-588-9511 | Fax: 203-588-9510

Falasha Campbell
350 Cove RD
Stamford CT 06902

To Whom this may concern;

I am writing this letter to the Zoning board in regards to an application that I am submitting or a special use permit at 110 Prospect St Stamford, CT 06901 suite #2.

I am requesting that a change of use be granted form Office space to Day Care Center. As I will be applying for a group daycare license upon approval. This license will allow me to care for up to 12 children. The landlord of premesiss is fully aware of change of use request.

Here is the Landlord information for further review: TimberRidge Associates LLC 203-588-9510

Best Regards,
Falasha Campbell
929-329-6887

A handwritten signature in black ink, appearing to be 'Falasha Campbell', written in a cursive style.

Falasha Campbell

350 Cove rd Stamford CT 06902

To: Zoning Department

Reference: 110 Prospect St. /Special use permit: Daycare

Project Description:

-Number of children: 12 maximum

-Number of Staff: 3

-Hours of Operation: 7:30am – 5:00pm

-Square footage: 847sq

Suite is located on the 1st floor

Falasha Campbell
110 Prospect St
Stamford Ct 06901

Statement of Findings:

I adhere that:

- (1) the location and nature of the proposed site including its size and configuration, the proposed size, scale and arrangement of structures, drives and parking areas and the proximity of existing dwellings and other structures.

The site has existing Parking that is adequate.

- (2) the nature and intensity of the proposed use in relation to its site and the surrounding area. Operations in connection with special permit uses shall not be injurious to the neighborhood, shall be in harmony with the general purpose and intent of these Regulations, and shall not be more objectionable to nearby properties by reason of noise, fumes, vibration, artificial lighting or other potential disturbances to the health, safety or peaceful enjoyment of property than the public necessity demands.

The Connection with the request of the special use permit is not injurious of the neighborhood, as the use will assist in residents in surrounding areas having access to childcare.

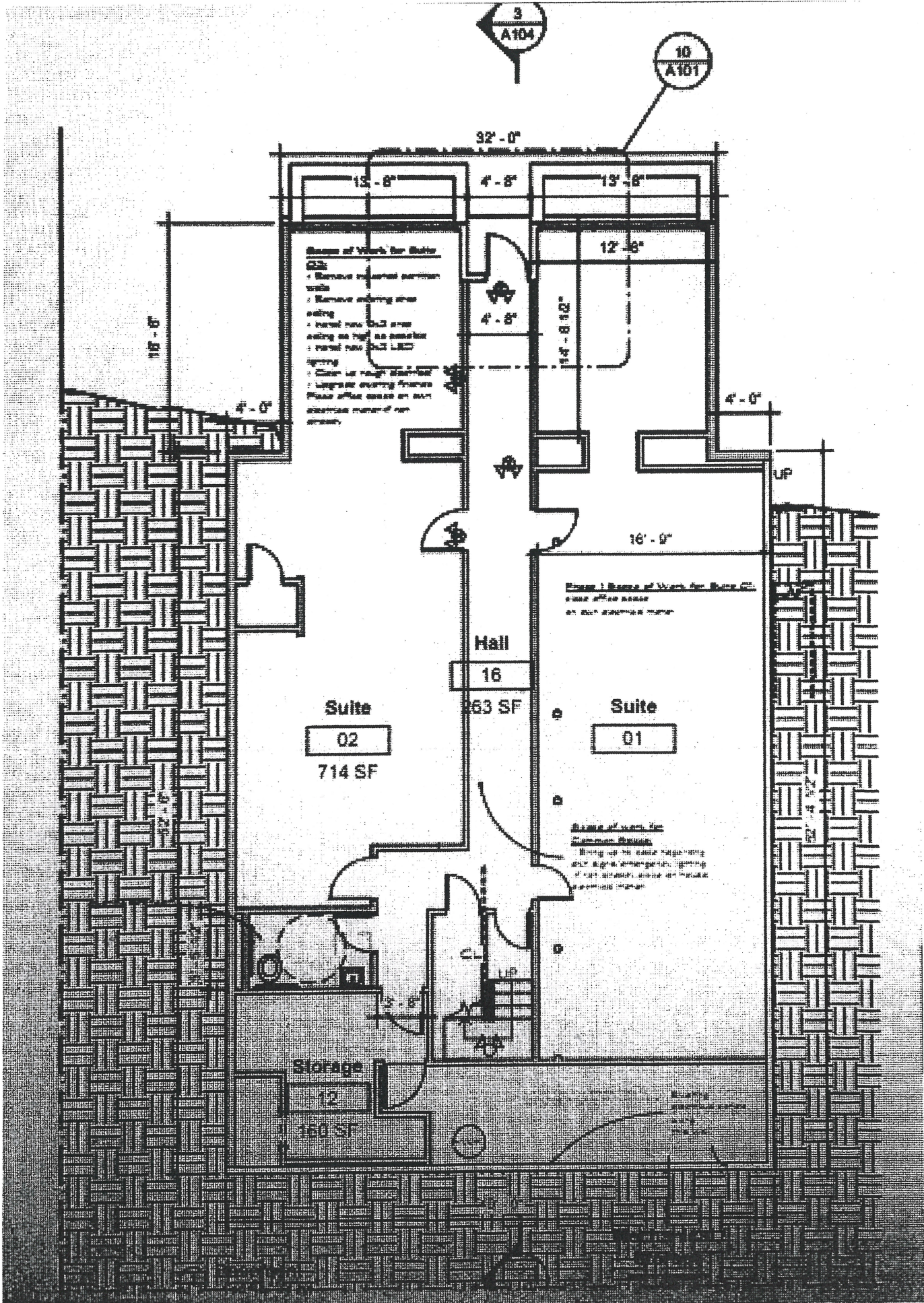
- (3)) the resulting traffic patterns, the adequacy of existing streets to accommodate the traffic associated with the proposed use, the adequacy of proposed off-street parking and loading, and the extent to which proposed driveways may cause a safety hazard, or traffic nuisance.

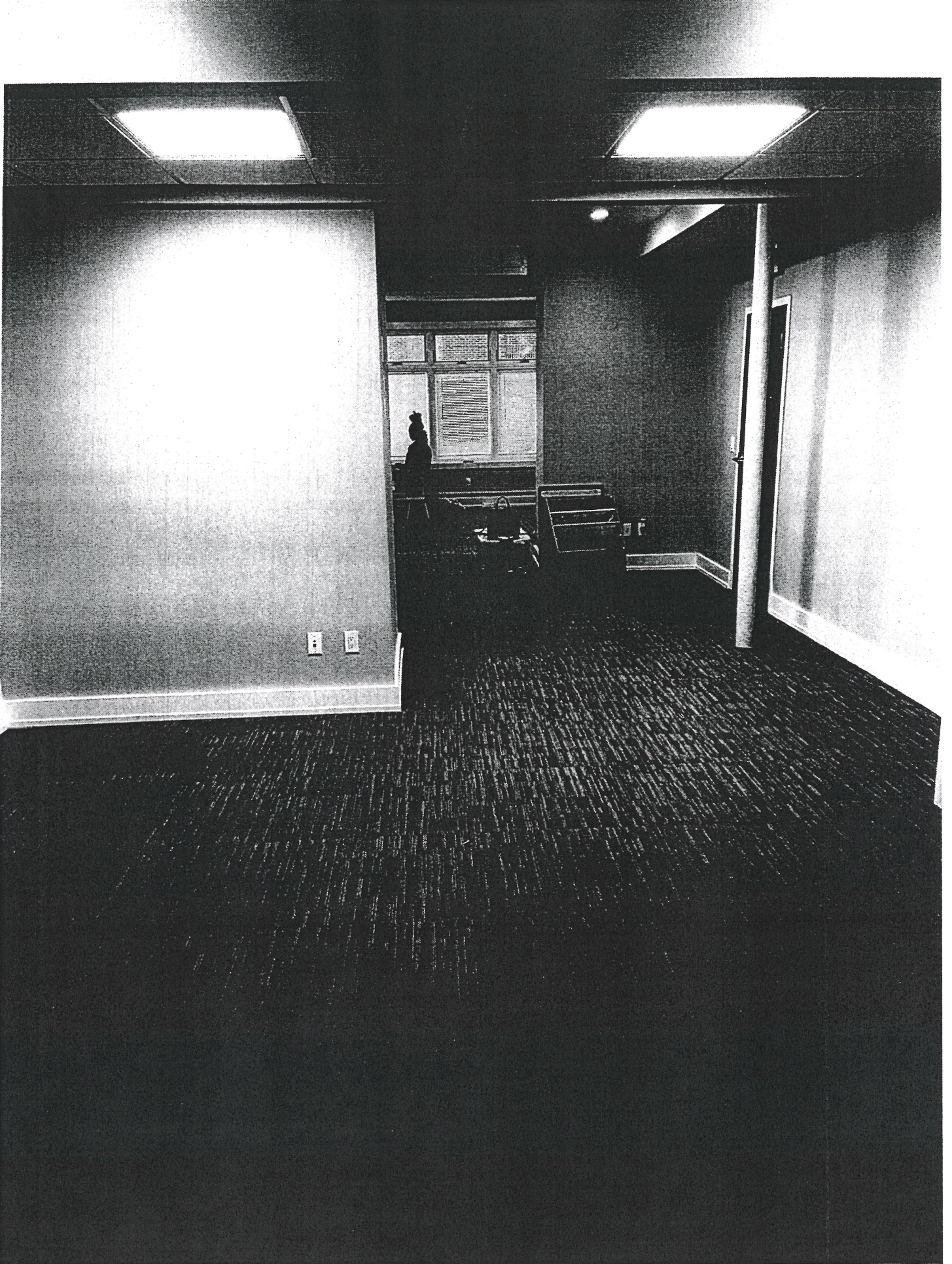
Driveways and parking does not propose any safety hazard.

- (4) the nature of the surrounding area and the extent to which the proposed use or feature might impair its present and future development.

Does not impair any future development.

- (5) the Master Plan of the City of Stamford and all statements of the purpose and intent of these regulations.









110 Prospect St

1,557 SF of Office Space Available
in Stamford, CT



2 AVAILABLE SPACES (2)

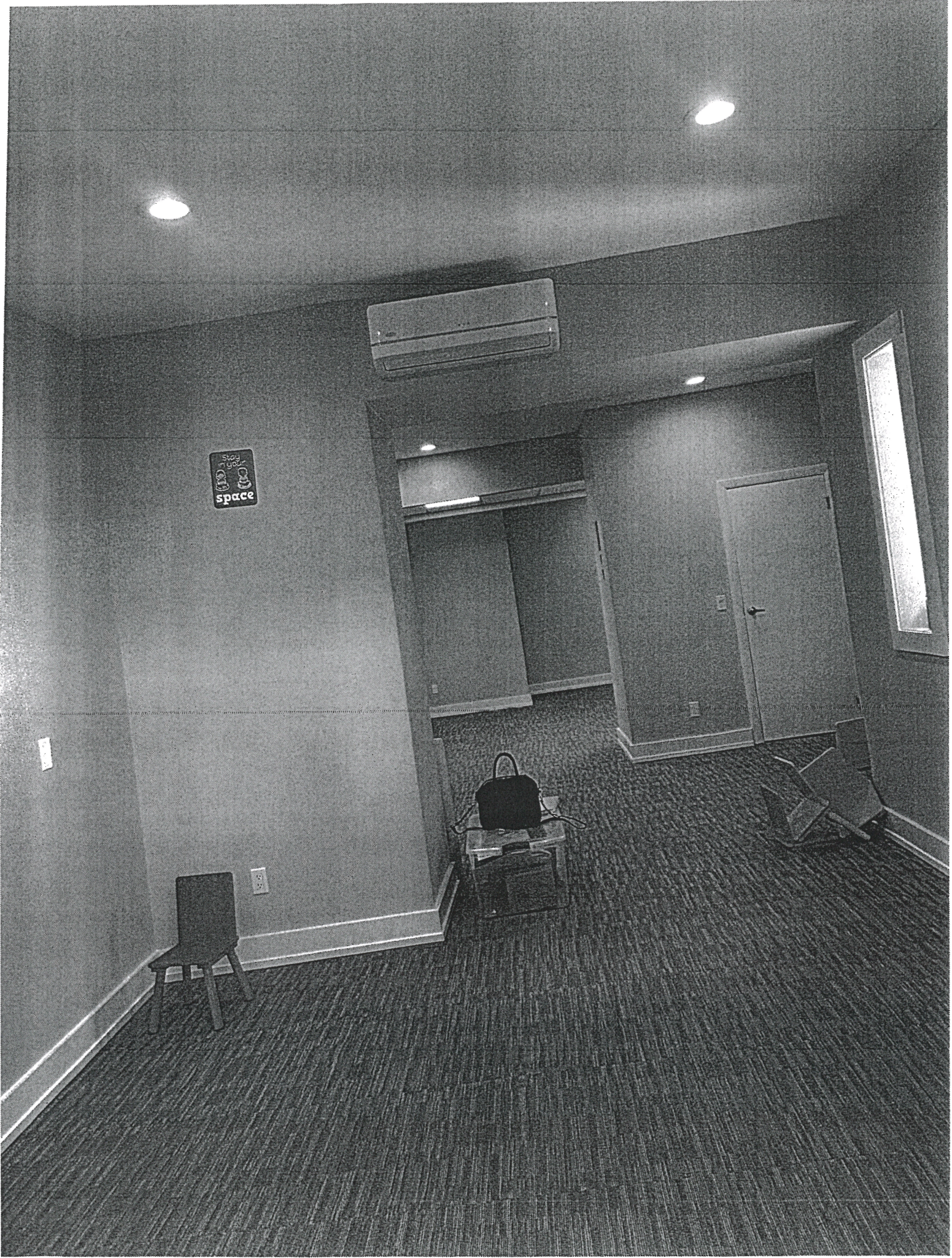
\$/SF/Y

1st Floor

842 SF

Negotiable





stay
your
space