

## **STATEMENT OF FINDINGS GUIDELINES**

**Applicability-** This document is required all Special Permit applications.

**Purpose:** The purpose of the Statement of Findings is to describe specifically how the proposed development meets the findings as stated in Section 19.3.2 Zoning Regulations.

- First directly quote the introductory paragraph which states the requirement for the findings for that use. Following that, copy the first finding verbatim from the Zoning Regulation. Thereafter, insert the response to the first finding. Proceed to directly quote the next finding and insert your response to each finding in turn, until every finding has been responded to.
- When responding to each Finding, draw upon and summarize information discussed/disclosed in the “Project Description” document or include relevant information from relevant studies to support your conclusion as to why the proposed project meets the required finding(s).
- The Zoning section relating to each specific statement should be clearly identified. If reports or other supporting documentation are needed to substantiate the findings, include this material with the attachment.

The list of findings for all Special Permit requests is listed below:

### **Section 19.3.2**

#### **Standards and Conditions**

a. Special Permits shall be granted by the reviewing board only upon a finding that the proposed use or structure or the proposed extension or alteration of an existing use or structure is in accord with the public convenience and welfare after taking into account, where appropriate:

- (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.*
- (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.*

- (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.*
- (4) the nature of the surrounding area and the extent to which the proposed use or feature might impair its present and future development.*
- (5) the Master Plan of the City of Stamford and all statements of the purpose and intent of these regulations.*

Certain uses/zoning districts may have additional findings such as Section 7.3 Special Permit for Historic Buildings, Special Permit uses within DWD district 9.A.A.A.7 and modification of open space and floor area regulations Definition 39.2. Please follow the same format as described above to address all additional required findings.