

MAYOR
Caroline Simmons



**CITY OF STAMFORD
ZONING BOARD
LAND USE BUREAU**
888 WASHINGTON BOULEVARD
STAMFORD, CT 06904 -2152

DIRECTOR OF OPERATIONS
Matthew Quiñones

Land Use Bureau Chief
Ralph Blessing

Principal Planner
Vineeta Mathur
(203) 977-4716
vmathur@stamfordct.gov

Associate Planner
Lindsey Cohen
(203) 977-4388
lcohen@stamfordct.gov

RECEIVED

November 1, 2023

Ms. Theresa Dell, Chair, Planning Board
Land Use Bureau, City of Stamford
888 Washington Blvd.
Stamford, CT 06904

NOV 1 2023

PLANNING BOARD

RE: Application 221-22-(MOD) - Falasha Campbell -110 Prospect Street, Stamford, CT, - Special Permit, - Applicant is requesting a modification to add an additional room which to facilitate the change of use of the current Group Day Care Home for 12 children to a Child Day Care Center for 32 children.

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 **December 6, 2023**.

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

Sincerely,


Vineeta Mathur
Principal Planner

Ordered Steps Learning Center
Daycare Service

October 15, 2023

City of Stamford
Zoning Board, Land Use Bureau
Government Center
888 Washington Boulevard
Stamford, CT 06904-2152

Dear Zoning Board Members:

On behalf of Falasha Campbell, enclosed is an Application for Special Permit related to Group Daycare Licenses #80024 Located at 110 Prospect St, Stamford CT, 06901. Mrs. Campbell is submitting this Application for Special Permit to add an additional room to her current Group Day Care Home, which would change the Group Daycare Home Into a Childcare Center (as defined in the Zoning Regulations of the City of Stamford) This would also change the capacity of children from 12 to 32 (final capacity amount will be determined by the OEC). Enclosed are the following:

1. A check in the amount of \$1,460 for the Public Hearing Fee (\$1000) and the Special Permit Fee for a property of 20,000 square feet or less (\$60);
2. Application for Special Permit;
3. Written statement describing the requested special permit;
4. Project description;
5. Statement of findings;
6. Zoning map
7. Floor plans
8. Photographs of the exterior and interior of the Property; and
9. Owner's authorization from TimberRidge Associates

Please let us know if you require any additional information or have any questions about this application.
Thank you.

Sincerely,





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 filing 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 / Ordered Steps Learning Center
 APPLICANT ADDRESS: 46 Glenbrook rd Stamford, CT 06901
 APPLICANT PHONE #: 203-524-5929
 IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? NO
 LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): NO

ADDRESS OF SUBJECT PROPERTY: 110 prospect st. Stamford, CT suite 13
 PRESENT ZONING DISTRICT: Residential
 TITLE OF SITE PLANS & ARCHITECTURAL PLANS: N/A

REQUESTED SPECIAL PERMIT: (Attach written statement describing request) Group Home to Childcare Center

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

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

NAME & ADDRESS	LOCATION
<u>Timber Ridge Associates</u>	<u>110 prospect st.</u>
<u>110 prospect st.</u>	<u>Stamford CT 06901</u>
<u>Stamford, CT 06901</u>	

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 11 DAY OF October 2023

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 October 11 2023
 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(MOD) Received in the office of the Zoning Board: Date: _____

By: _____

Revised 09/02/2020

SUSAN ANN MORTIMER
 NOTARY PUBLIC
 CONNECTICUT

**Attachments to
Application for Special Permit
110 Prospect St Stamford CT 06901 suite 13**

REQUESTED SPECIAL PERMIT:

The applicant, Falasha Campbell, the tenant at the subject property, requests a special permit to use the subject property as a Childcare Center (as defined in the Zoning Regulations of the City of Stamford)

PROJECT DESCRIPTION:

The unit is owned by: Timber Ridge Associates LLC

The proposed Childcare Center would provide daycare for up to 32 children, ages two to five years old. Mrs. Campbell anticipates hiring 5 staff members in addition to herself to operate the Child care center. This unit includes 700 square feet of gross square footage. The Unit would provide more room for children as they grow in age to learn through play. Mrs. Campbell anticipates using the area for preschool age children. There is also a bathroom and storage, respectively. We currently operate a Group Day care home at the same location and all operations have been running smoothly.

The proposed Childcare Center would operate between the hours of 7:45-5:30 Monday through Friday. Parents would drop off their children and pick up their children at various times during those hours of operation, depending on the family's schedules. The unit has parking spaces in front and back of the property, for a total of 8 spaces allocated for the childcare center. We currently have parents dropping off and picking up their children and the flow is seamless because most of our parents are walkers, and our parents that drive are only parking for 3-5 minutes at a time during drop off and pick up.

In addition, the center will be using a neighboring park for their outdoor play area. Ordered Steps Learning Center has been approved by the Office of Early Childhood to utilize playground area across the street for the proposed Childcare Center. This would provide space for children to be outside, exercise, and develop fine and gross motor skills. We have attached a copy of neighboring park along with letter of permission to utilize the park during school hours.

The proposed Childcare Center would operate between the hours of 7:45-5:30 Monday through Friday. Parents would drop off their children and pick up their children at various times during those hours of operation, depending on the family's schedules. The unit has parking spaces in front and back of the property, for a total of 8 spaces allocated for the childcare center. We currently have parents dropping off and picking up their children and the flow is seamless because most of our parents are walkers, and our parents that drive are only parking for 3-5 minutes at a time during drop off and pick up.

STATEMENT OF FINDINGS:

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.

The proposed Child Care Center use neither anticipates nor requires changes to any structure; it is simply a use permission. The proposed Childcare Center is appropriately located in Residential district It is, therefore, conveniently located for the benefit of the families we will serve. The structure, will easily accommodate up to 32 children and required staff.

(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.

Child care creates no objectionable noises, fumes, vibration, artificial lighting or other potential disturbances to the health, safety or peaceful enjoyment of property. Childcare Center, by state law, is limited to just 12 children and is, therefore, a low-intensity use of the site. Per the State Zoning Enabling Act, family and group child care are compatible with residential uses generally.



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION	
TRA PROSPECT LLC		3 Public Sewer 1 All Public 4 Gas		2 Semi-Improve 1 Paved					
110 PROSPECT STREET, SUITE 2		Alt Prcl ID 115 223 23		DSSD					
STAMFORD CT 06901		Survey1 Census Tr 216 Census Bl 4001 Sewer Acct		Agent Nam Roll 1 Common W CIMIKOSKI D. Neighborhood RIDGWAY					
GIS ID W 011 6889				Assoc Pid#					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
TRA PROSPECT LLC		11180 0216	02-19-2015	Q	I	1,025,000	00
LOGLISCI RALPH L ET AL		1777 0117	08-31-1978	U	I	0	25

EXEMPTIONS		Amount	Description	Number	Amount	Comm Int
Total		0.00				

ASSESSING NEIGHBORHOOD		OTHER ASSESSMENTS	
Nbhd Name	B	Description	Amount
0700			

SPACE FOR LEASE 203-984-1822
 CALLILLY STUDIOS
 ORDERED STEPS LEARNING CENTER
 BANC CHIROPRACTIC
 TERRY GROSSMAN CPA

BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Date	Id	Type	Is	Cd	Purpose/Result
B-22-1439	10-31-2022	RF	Roofing	0	0	0		03-20-2023	MB			18	Board of Assessment Appe
B-20-2345	12-22-2020	NV	No Value	0	09-19-2018	100		01-13-2023	MVS			21	Informal Hearing (NC)
B-15-713	09-19-2017	NV	No Value	0	02-03-1995	100		08-15-2022	MVS			07	Measur/Inf/Dr Info taken at
74330	06-08-1994	UK		0				02-20-2020	ROB			61	Income and Exp
								03-16-2018	NR			18	Board of Assessment Appe
								01-19-2018	CK			21	Informal Hearing (NC)
								08-29-2012	MJE			00	Measur+Listed

LAND LINE VALUATION SECTION																	
B Use Code	Description	Zone	District	District Desc.	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Price	Land Value		
1	200 Commercial MD	RMF	1	District A	10,500 SF	58.84	1.10000	C	1.00	0700	1.170		0	75.73	795,170		
Total Card Land Units														0.24 / AC	Parcel Total Land Area: 0.24	Total Land Value	795,170

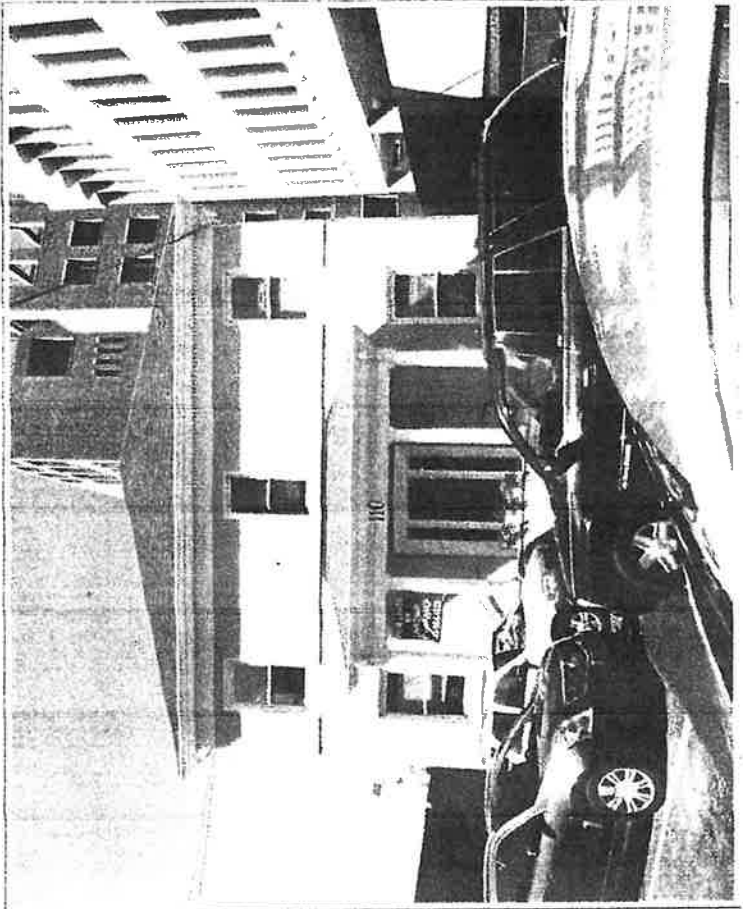
VISION

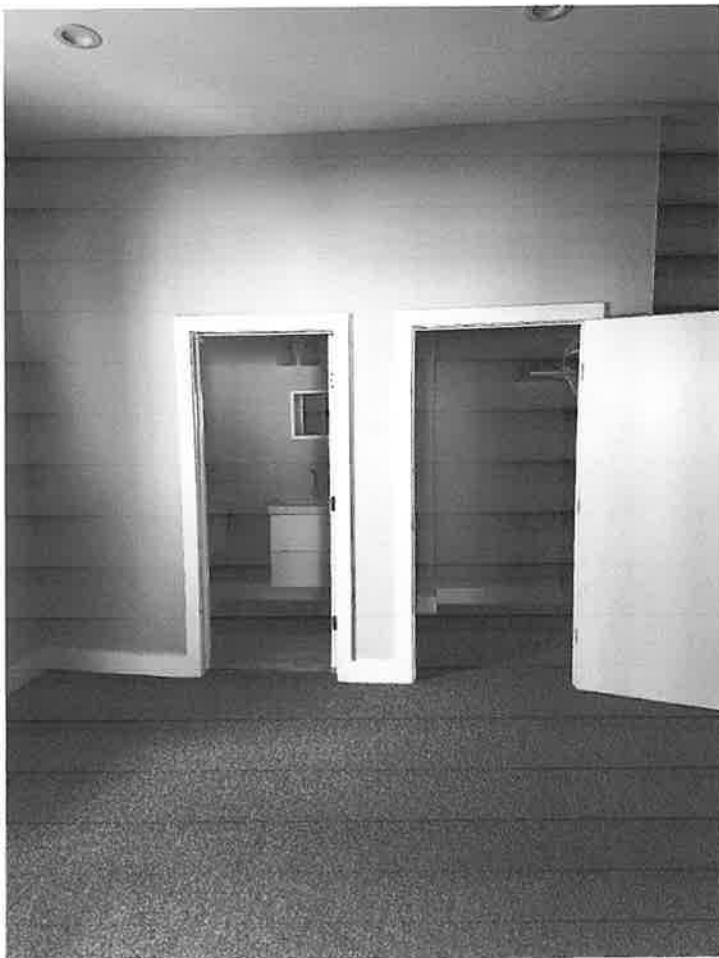
APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card)	286,860
Appraised Xf (B) Value (Bldg)	4,240
Appraised Ob (B) Value (Bldg)	8,290
Appraised Land Value (Bldg)	795,170
Special Land Value	0
Total Appraised Parcel Value	1,094,560
Valuation Method	C

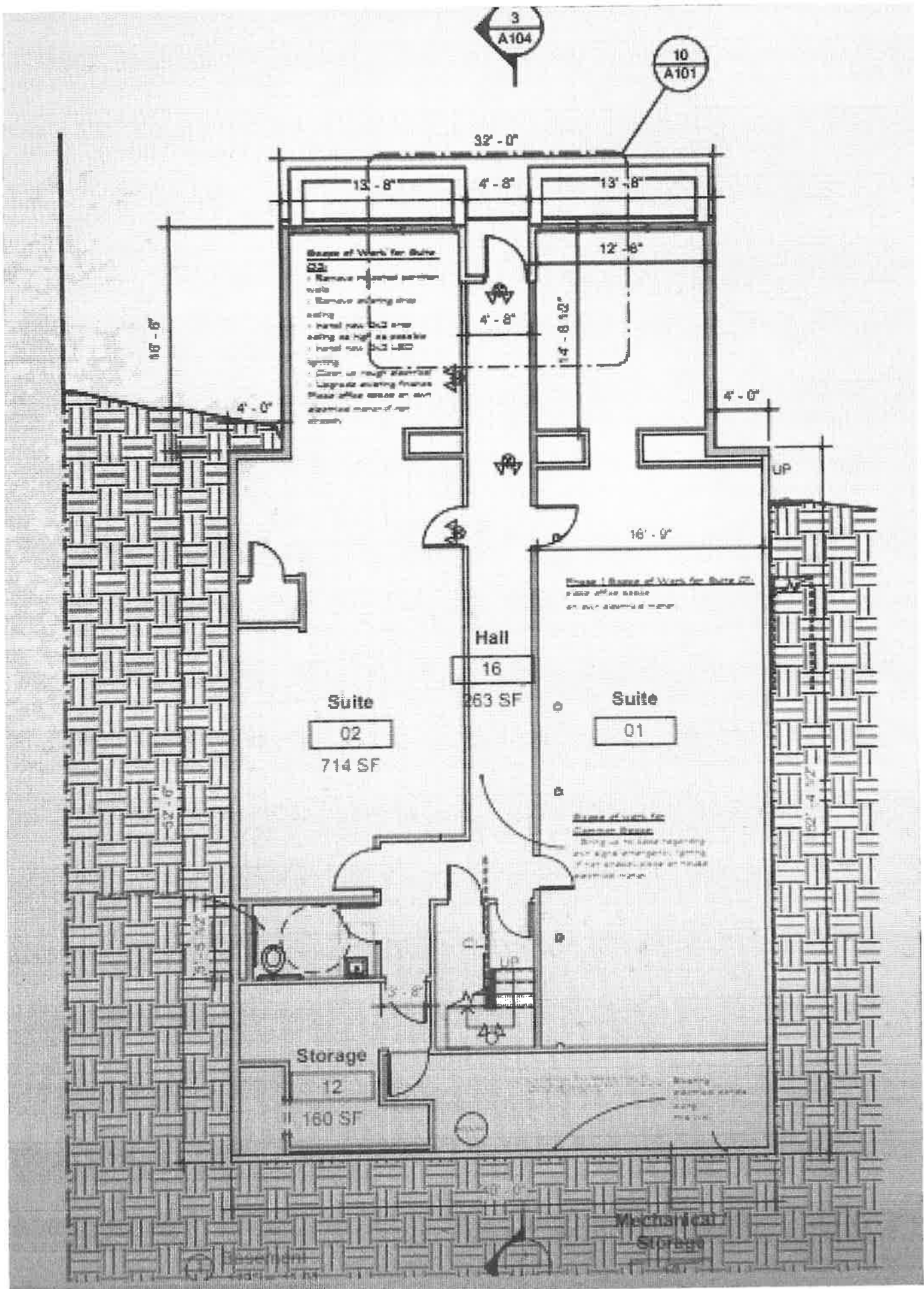
Total Appraised Parcel Value	1,094,560
------------------------------	-----------

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description	Element	Cd	Description			
Style:	48	Office Bldg									
Model	94	Comm/Ind									
Grade	04	C									
Stories	2	2 Stories									
Occupancy	9 00										
Exterior Wall 1	17	Stucco Mas									
Exterior Wall 2											
Roof Structure	03	Gable/Hip									
Roof Cover	03	Asph/F Gls/Cmp									
Interior Wall 1	05	Drywall/Plaste									
Interior Wall 2											
Interior Floor 1	14	Carpet									
Interior Floor 2											
Heating Fuel	04	Electric									
Heating Type	07	Electr Basebrd									
AC Type	01	None									
Bldg Use	200	Commercial MDL-94									
Total Rooms	00										
Total Bedrms	0										
Total Baths	0										
Heat/AC	01	Heat/AC Pkgs									
Frame Type	02	Wood Frame									
Baths/Plumbing	02	Average									
Ceiling/Wall	07	Typical									
Rooms/Prtns	02	Average									
Wall Height	9.00										
% Corn Wall											
1st Floor Use:	200										
			RCN			521,559					
			Year Built			1890					
			Effective Year Built			A					
			Depreciation Code			40					
			Remodel Rating			5					
			Year Remodeled			1					
			Depreciation %			55					
			Functional Obsol			286,860					
			External Obsol								
			Trend Factor								
			Condition								
			Condition %								
			Percent Good								
			RCNLD								
			Dep % Ovr								
			Dep Ovr Comment								
			Misc Imp Ovr								
			Misc Imp Ovr Comment								
			Cost to Cure Ovr								
			Cost to Cure Ovr Comment								
OB - OUTBUILDING & YARD ITEMS (L) / XF - BUILDING EXTRA FEATURES (B)											
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
LP4	Paving Asphalt	L	6,500	1.70	1975	A		75	C	1.00	8,290
RP2	Porch Covered	B	220	35.00	1977	A		55	C	1.00	4,240
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprac Value					
BAS	First Floor	2,592	2,592	70.61	183,008						
FRB	Fin. Raised Bsmt.	2,592	2,592	60.01	155,543						
FUS	Upper Story, Finished	2,592	2,592	70.61	183,008						
RP2	Porch Covered	0	220	0.00	0						
Ttl Gross Liv / Lease Area		7,776	7,996		521,559						









Trassig Corp. Inspection Report: Ordered Steps Learning Center



Inspected: 2-12 homemade, composite play set with shredded rubber as surfacing

Outdoor Play Area

For

Ordered Steps Learning Center

The current play area is located at Hoyt Bedford Playground. The playground is located 0.3 miles away from the plant, which is a 3 minute walk. We will be transporting children in 2 groups of six in a cart. We will be sending staff ahead of the group to check for hazards. Staff are aware that small pieces of mulch may pose choking hazard for children under the age of 3, all of the staff onsite are CPR certified. All staff will have means of communication handy in case of emergency.

Our plan for supervision is carrying a kit that includes: Parents contact, first aid kit, and water. Parents are required to sign a slip of permission for the child to go to the playground daily.

Best Regards,

Falasha Campbell

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

October 6, 2023

Ms. Falasha Campbell

Falasha Campbell d/b/a Ordered Steps
110 Prospect Street, Suite 2&13
Stamford, CT 06901

Re: Owner's Authorization Letter

Dear Ms. Campbell:

TRA Prospect, LLC, Owner of 110 Prospect Street, Suite 2&13 in Stamford, Connecticut is advising that it authorizes your application for a change of use from Group Daycare Home to Childcare Center. Allocating 8 parking spaces.

Sincerely, 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