

INSTR # 2021014860
VDL 12749 PG 231
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LYDA RUIJTER
CITY & TOWN CLERK STAMFORD CT
BLOCK 51

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 June 21, 2021, a Public Hearing was held by the ZONING BOARD on:

Application 221-18 – TPS Associates LLC and LGS LLC, 248 West Avenue, Stamford, CT – Text Change

To amend the Zoning Regulations to permit one ground or pole sign on limited sites in the NX-D (Neighborhood Mixed Use Design District) zoning district as noted below:

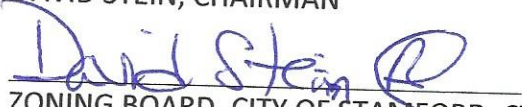
And that the following is a statement of its findings: UNANIMOUSLY APPROVED AS MODIFIED at its regular meeting held on June 21, 2021, and the regulations will now read as follows:

TO AMEND Section 4.B.10.d. (“Additional Development Standards Applicable to Uses within the NX-D”) subsection (16) related to signage to read as follows:

(16) Signage. The design, location and size of signage for uses in the NX-D shall be governed by the definitions of these Regulations, by the requirements of Section 13.D and by the design criteria and signage rights permitted in the Architectural Review Design District (Section 7.6 of these Regulations).

(a) In the case of Industrial uses on properties adjacent to an Interstate highway roadway system, the Zoning Board, by administrative review, may allow one (1) *Ground Sign* or *Pole Sign* to be located along the frontage adjacent to the Interstate highway roadway system. Such sign shall not exceed sixty (60) square feet in area and no side of the sign face shall exceed ten (10) feet in length. A decorative or ornamental base structure supporting such sign may be allowed, provided the face of such decorative or ornamental base structure does not exceed one hundred (100) square feet in area, the structure contains no lettering and is one (1) color, which color may be different than the color of the sign. No *Pole Sign* authorized by this section together with any decorative or ornamental base shall exceed twenty-one (21) feet in height. The right to one (1) *Ground Sign* or *Pole Sign* shall not increase the aggregate signage rights allowed in the NX-D set forth in Section 7.6.D.1 of these Regulations.

Effective date of this decision: July 8, 2021.

DAVID STEIN, CHAIRMAN

ZONING BOARD, CITY OF STAMFORD, CT

Dated at the City of Stamford, CT., this 14th day of July, 2021.