



INSTR # 2021010568
 VOL 12692 PG 46
 RECORDED 05/19/2021 10:05:11 AM
 LYDA RUIJTER
 CITY & TOWN CLERK STAMFORD CT
 BLOCK 345

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 April 12, 2021, April 26, 2021 and May 3, 2021 Public Hearings were held by the ZONING BOARD on:

Application 221-09 – Garden Homes Fund, 1114 Hope Street, Stamford, CT., Site and Architectural Plans and/or Requested Uses, Special Permit, and Approval of Additions to the Stamford Cultural Resources Inventory (CRI).

Proposing the redevelopment of 1114 Hope Street (Formerly the First United Methodist Church) by converting the existing structure and constructing an addition to create a total of 17 deeply affordable residential apartments. The existing first floor daycare would be retained. Property is located within the RM-1 District.

Block#:345

All that certain piece, parcel or tract of land, situated in the City of Stamford, County of Fairfield and State of Connecticut, said premises being shown and designated as Parcel “A” on a certain map entitled, “Map Showing Subdivision of Property of The United Methodist Church of Springdale, Conn, Stamford, Connecticut,” certified “Substantially Correct” by Richard E. Frattaroli for Edward J. Frattaroli and Co-Surveyors, Stamford, Conn. Jan. 27, 1982, which map is on file in the Stamford Town Clerk’s office as Map No. 10873 and to which reference is hereby made for a more particular description of said premises.

Together with a Sanitary Sewer Easement as set forth in Easement from The Stamford Savings bank to The United Methodist Church of Springdale, Connecticut dated April 6, 1983 and recorded August 15, 1983 in Volume 2275 at Page 92 of the Stamford Land Records

And the land affected is owned by and located on the following street:

NAME	STREET
Garden Homes Fund	1114 Hope Street
29 Knapp Street	Stamford, CT 06907
Stamford, CT 06907	

And that the following is a statement of its findings: UNANIMOUSLY APPROVED AS MODIFIED at a special meeting held on May 3, 2021, and the regulations will now read as follows:

WHEREAS, the Zoning Board has reviewed applications for Site and Architectural Plans and/or Requested Uses, Special Permit, and Approval of Additions to the Stamford Cultural Resources Inventory (CRI) for the redevelopment of 1114 Hope Street (Formerly the First United

Methodist Church) by converting the existing structure and constructing an addition to create a total of 17 deeply affordable residential apartments. The building in which the existing first floor daycare is located would be retained. Property is located within the RM-1 District.

WHEREAS, notice of the public hearing was duly published in the Stamford Advocate on March 31, 2021 and April 7, 2021.

WHEREAS, notice of the public hearing was duly mailed to property owners within 100 feet of the subject site on March 26, 2021 and a Certificate of Mailing evidencing same was submitted into the record on March 26, 2021.

WHEREAS, notice signage conforming to the requirements of the Stamford Zoning Regulations was duly mounted on the subject site on March 26, 2021 and photos and an affidavit evidencing same were submitted into the record on March 29, 2021.

WHEREAS, the Zoning Board conducted duly called public hearings April 12, 2021, April 26, 2021 and May 3, 2021 and has considered the submitted comments of other interested City agencies, officials and the general public.

WHEREAS, the Applicant is seeking approval of Special Permits for:

- (a) bonus density of three (3) additional residential units pursuant to Section 7.3.C.1 and Section 9.L.8 and
- (b) rear setback modification to 20.4 feet, , bonus height to 36 feet, and parking reduction to 1 spaces per unit pursuant to Section 7.3.C.1.

WHEREAS, the Zoning Board makes the following special findings:

- a. Proposed use and site plan are compatible with and implement the objectives and policies of Stamford's Master Plan;
- b. Proposed use and site plan are superior to a plan conforming to the standard dimensional requirements and use standards of RM-1 zoning district, and will not impair the future development of the surrounding area;
- c. The proposed uses and site plan serve to preserve a significant historic structure and the loss of the structure would be detrimental to the neighborhood.

WHEREAS, the approved Site and Architectural Plans and/or Requested Uses, Special Permit, and Approval of Additions to the Stamford Cultural Resources Inventory (CRI) are more particularly described in the following plans:

- Site Plans prepared by Trinkaus Engineering, LLC

<u>Sheet#</u>	<u>Title/Description</u>	<u>Date</u>
SE-1	Title Sheet	12/12/2020
SE-2	Grading Plan	12/12/2020
SE-3	Stormwater Plan	12/12/2020
SE-4	Site Utilities Plan	12/12/2020
SE-5	Site Plan	12/12/2020
SE-6	Erosion Control Plan	12/12/2020
SE-7	Existing Conditions Plan	12/12/2020
SE-8	Construction Narrative	12/12/2020
SE-9	Construction Details	12/12/2020

- Architectural Plans prepared by A. Hennessy Architects, P.C.

<u>Sheet#</u>	<u>Title/Description</u>	<u>Date</u>
A-1	Site Layout with First Floor Building Plan	No Date
CD.1	Church - First Floor Plan	6/17/2020
CD.2	Church – Second Floor Plan	6/17/2020
CD.3	Church – Loft Plan	6/17/2020
CD.4	Church – Elevations	8/26/2020
CD.5	Church – Elevations	8/26/2020
DD.1	New Building – First Floor Plan	6/17/2020
DD.2	New Building – Second Floor Plan	6/17/2020
DD.3	New Building – Third Floor Plan	6/17/2020
DD.4	New Building – Elevations	8/26/2020
DD.5	New Building – Elevations	8/26/2020

- Landscaping Site Plan (SPL-1.0) prepared by Eric Rains Landscape Architecture, LLC, dated revised 4/21/2021
- Plot Plan prepared by Edward J. Frattaroli, Inc, dated 3/10/2020
- Photometric Plan (E100) prepared by Kuegler Associates, dated 10/08/2020

NOW THEREFORE BE IT RESOLVED that the Zoning Board UNANIMOUSLY APPROVED AS MODIFIED Application 221-09 subject to the following conditions:

SITE-SPECIFIC CONDITIONS:

- 1) All work shall substantially conform to the above referenced Building and Site Plans unless otherwise approved by the Zoning Board or, for minor modifications, by Zoning Board staff. Prior to issuance of a Building Permit, the Applicant shall revise the elevation for the historic church building to address comments from Historic Preservation Advisory Commission dated April 7, 2021 and submit them electronically to HPAC for final review and approval.

- 2) Prior to issuance of a Building Permit, the Applicant shall submit a revised landscape plan to include an outdoor play area and patio subject to approval of Zoning Board staff.
- 3) Applicant will install a sign permitting right turn only onto Hope Street prior to issuance of Certificate of Occupancy.
- 4) Prior to issuance of a Building Permit, the Applicant shall submit a *Parking Management Plan* for the residential and day care use subject to approval of Zoning Board staff to ensure that each residential unit has one parking space available on-site.
- 5) Applicant will work with staff regarding repainting the day care center building.
- 6) Prior to the issuance of a Certificate of Occupancy, the Applicant shall submit an Affordability Plan, subject to approval by Zoning Board Staff and in accordance with Section 7.4 of the Stamford Zoning Regulations. The approved Affordability Plan and accompanying deed restriction permanently establishing onsite a total of seventeen (17) BMR Units for families earning between 30% - 45% of the AMI shall be recorded on the Stamford Land Records prior to the issuance of a Certificate of Occupancy.
- 7) Prior to issuance of a Building Permit, the Applicant shall post a bond to assure completion of the historic preservation work in accordance with the final Site and Architectural Plan. The amount of said surety shall be based on the cost of the proposed rehabilitation work, as determined by the Land Use Bureau and the Qualified Historic Preservation Expert.
- 8) Prior to the issuance of a Certificate of Occupancy and return of surety bond, (a) a Historic Preservation Easement satisfactory to the Stamford Law Department and Land Use Bureau staff shall be recorded on the City of Stamford Land Records and (b) all of the historic rehabilitation must be completed to the satisfaction of the Land Use Bureau and in accordance with approved Historic Site and Architectural Plans.
- 9) Prior to the issuance of a Certificate of Occupancy the Applicant shall install a brass dedication plaque on the front facade of the historic building listing the year of original construction and other pertinent information, subject to approval by Zoning Board staff.
- 10) Any proposed building signage shall be approved by Zoning Board staff.
- 11) Prior to issuance of a Certificate of Occupancy, the Applicant shall comply with the comments from Frank Petise, Acting Bureau Chief, Transportation Traffic and Parking Bureau as set forth in memo dated March 24, 2021.
- 12) Prior to issuance of a Building Permit, the Applicant shall comply with the comments from Willetta Capelle P.E., Coordinator of Site Plan Reviews and Inspections in the memo dated April 1, 2021.

- 13) Prior to issuance of a Building Permit, the Applicant shall comply with the comments from Fire Marshall Walter Seely as set forth in the email dated February 22, 2021.
- 14) Prior to issuance of a Building Permit, the Applicant shall comply with the comments from Lindsay Tomaszewski, Environmental Analyst, Environmental Protection Board as set forth in the memo dated April 8, 2021.
- 15) Prior to issuance of a Building Permit, Applicant shall comply with the Building Department's comments set forth in the memo from Bharat Gami dated April 5, 2021.
- 16) Prior to the issuance of a Building Permit, the Applicant shall submit the second submission of the Sustainability Scorecard. Applicant shall submit the third (and final) Sustainability Scorecard prior to the issuance of a Certificate of Occupancy. The Scorecard Plaque as further defined in the "Stamford Sustainability Scorecard and Manual" (2020), as amended, shall be conspicuously posted near the main pedestrian access of the building within four weeks after issuance of the final Certificate of Occupancy. All Sustainability Scorecards, including additional documentation, shall be published on a City of Stamford web page for public view and inspection.

STANDARD CONDITIONS:

- 17) Prior to the issuance of a Building Permit, the Applicant shall submit final site and architectural plans and landscaping plans, including specifications for exterior architectural designs, materials, samples and colors, for final approval by Zoning Board staff, to ensure consistency with the approved plans, architectural elevations, and illustrative renderings constituting the record of the application.
- 18) No mechanical equipment shall be installed within view of any public street without prior approval of the Zoning Board staff.
- 19) Prior to the issuance of a Building Permit, the Applicant shall submit a Construction Staging and Management Plan to ensure safe, adequate and convenient vehicular traffic circulation and operations, pedestrian circulation and protection of environmental quality through the mitigation of noise, dust, fumes and debris subject to final approval of the Land Use Bureau Chief or his designee. Such Construction Management Plan shall address, but not be limited to, reasonable restrictions on times when deliveries can be made to the job site, measures to control dust, staging areas for materials and construction worker parking as well as temporary measures requiring the timely removal of construction debris and/or litter from the jobsite. Applicant will provide a parking area for construction workers at 1032 Hope Street or an alternative off-site location and shall enforce compliance with regards to construction employee parking.

- 20) Applicant shall submit a performance bond, certified check or other acceptable form of surety to secure the timely and proper performance of onsite sediment and erosion/construction controls, drainage, landscaping, professional supervision, along with a 15% contingency. A detailed estimate of these costs shall be supplied to EPB Staff for approval prior to the submission of the performance surety. The performance surety shall be submitted to EPB Staff prior to the start of any site activity and issuance of a building permit.
- 21) Prior to the issuance of a Building Permit, sewer and storm drainage plans shall be submitted and subject to final review and approval of design specification and construction by the Engineering Bureau.
- 22) Prior to issuance of a Building Permit, Applicant shall obtain necessary approvals and permits from the Stamford Water Pollution Control Agency (WPCA).
- 23) Prior to the release of surety, and issuance of a signature authorizing the granting of a Certificate of Occupancy, the Applicant shall execute and file a standard, City of Stamford "Landscape Maintenance Agreement" on the Stamford Land Records to ensure the success of the planted features.
- 24) Prior to the release of surety, and issuance of a signature authorizing the issuance of a Certificate of Occupancy, the Applicant shall execute and file a standard, City of Stamford "Drainage Maintenance Agreement" on the Stamford Land Records to ensure the full and proper function of all installed drainage facilities.
- 25) All final grading, utilities, drainage, final stabilization measures, and other engineered elements shall be completed under the supervision of a Connecticut registered professional engineer and land surveyor with an improvement location survey (surveyor) and written certifications (engineer) submitted to EPB Staff prior to the release of surety and signature authorizing the issuance of a Certificate of Occupancy.
- 26) Prior to the issuance of a Building Permit, sedimentation and erosion control plans shall be submitted by Applicant and subject to approval by the Environmental Protection Board staff.
- 27) A Street Opening Permit shall be required for any and all work within any City of Stamford street right of way.
- 28) Applicant shall make best efforts to keep the property in good condition up until and during the construction process. Existing lawn areas shall be mowed and maintained, and construction debris shall be kept to a reasonable minimum.

29) 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 this decision: May 18, 2021

DAVID STEIN, CHAIRMAN


ZONING BOARD, CITY OF STAMFORD, CT

Dated at the City of Stamford, CT, this 19th day of May, 2021