

MAYOR
DAVID MARTIN


DIRECTOR OF OPERATIONS
Mark McGrath
Email:
mmcgrath1@stamfordct.gov

**CITY OF
STAMFORD**



TRAFFIC ENGINEER
FRANK W. PETISE, P.E.
Email: fpetise@stamfordct.gov

TO: Vineeta Mathur
Associate Planner

FROM: Mani S. Poola 
Traffic Engineer

DATE: June 9, 2021

RE: ZONING BOARD APPLICATION

Application # 221-21

70 ALVORD LANE – SPECIAL PERMIT

There are no adverse traffic impacts due to the proposed USE AS A DAY-CARE FACILITY of this property, IF AND ONLY IF all parking required for the requested use could be accommodated within the property, in addition to having a designated area identified within the property for pickup and drop-off of children. Existing angle parking within the property doesn't meet the minimum requirements of safe operation.

Cc: Frank Petise, Acting Bureau Chief
Luke Buttenwieser



Hi Vineeta,

I reviewed the new material and I concur that with the shared parking between the 2 units they have adequate off street parking for the proposed day care. The day care does not pose any adverse impacts to traffic and we are in support of approving the use. Please let me know if you need anything else from TTP.

Thanks,
Frank

Frank W. Petise, P.E.

Acting Bureau Chief

City of Stamford

Transportation, Traffic & Parking

ph: 203-977-4124

m: 475-359-1729

fpetise@stamfordct.gov

See an issue? Let us know and track the progress.

www.stamfordct.gov/Fixit

From: Mathur, Vineeta
Sent: Thursday, July 22, 2021 12:08 PM
To: Petise, Frank; Buttenwieser, Luke
Cc: Blessing, Ralph
Subject: Re: Amendment to Special Permit Application (ZB 221-21)

Photos from my site visit yesterday.

From: Mathur, Vineeta
Sent: Wednesday, July 21, 2021 4:12 PM
To: Petise, Frank; Buttenwieser, Luke
Cc: Blessing, Ralph
Subject: FW: Amendment to Special Permit Application (ZB 221-21)

Frank, Luke,

I asked the applicant for 70 Alvord Lane to update their description because they intend to occupy the two residential units in addition to the day care. One of units will be occupied by the day care operator and the other one by her daughter. I also asked them to request a Shared Parking approval to share the parking between the two units and the day care to facilitate ease of use. The updated material is attached.

The original material including the parking layout is in the link below:

<https://www.stamfordct.gov/home/showpublisheddocument/7914/637618604843430000>

Could you supplement TTP's previous letter to account for the new information and respond to the Shared Parking request?

Thanks,
Vineeta

From: Adam Cowing [<mailto:adam.cowing@YLSclinics.org>]
Sent: Wednesday, July 14, 2021 4:29 PM
To: Briscoe, Tracy
Cc: Mathur, Vineeta; Anika Singh Lemar
Subject: RE: Amendment to Special Permit Application (ZB 221-21)

Hi Tracy,

Attached is the amendment to the special permit application with a cover letter of explanation. This attachment amends and replaces the previous document titled "Attachments to Application for Special Permit Application" included in our initial application.

Can you please confirm receipt? Thanks again for everything.

Adam

From: Briscoe, Tracy
Sent: Wednesday, July 14, 2021 10:13 AM
To: Adam Cowing
Subject: RE: Amendment to Special Permit Application (ZB 221-21)

No just send to me – via email
Thanks

From: Adam Cowing <adam.cowing@YLSclinics.org>
Sent: Wednesday, July 14, 2021 1:01 PM
To: Briscoe, Tracy <TBriscoe@StamfordCT.gov>
Cc: Mathur, Vineeta <VMathur@StamfordCT.gov>; Anika Singh Lemar <anika.lemar@ylsclinics.org>
Subject: Amendment to Special Permit Application (ZB 221-21)

Hi Tracy,

Thanks for your voicemail. We've drafted a brief letter without any attachments that we're submitting as an amendment to the special permit application we filed previously. Based on your voicemail, it sounds like we can just email a PDF and there is no need for hard copies to be sent. Can you please confirm?

Also, should we cc the building, fire, and/or parking/traffic departments on the email or will you distribute?

Thank you!
Adam

Adam Cowing
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Yale Law School | Jerome N. Frank Legal Services Organization
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(207) 415-3235
adam.cowing@ylsclinics.org



OFFICE OF OPERATIONS
BUILDING DEPARTMENT
Tel: (203) 977-4164 / Email: BuildingDept@StamfordCT.gov
Government Center, 888 Washington Boulevard, Stamford, CT 06901

MARK McGRATH
DIRECTOR OF OPERATIONS
BHARAT GAMI
CHIEF BUILDING OFFICIAL

June 10, 2021

INTEROFFICE MEMORANDUM
CITY OF STAMFORD

TO: Vineeta Mathur, Associate Planner (Via Email)
FROM: Bharat Gami, Chief Building Official
DATE: June 10, 2021
RE: ZB 221-21 -Special Permit in order to use the Property as a Group Day Care Home

Please advise the applicant to respond to following comments:

Per IBC 2015 sec on 427.1.1 "Rooms normally occupied by preschool, kindergarten or first-grade students shall be located on a level of exit discharge", which would restrict the use to floors with direct exits to exterior only.
A building permit is required to change the use from an apartment to a group day care home.
Please confirm that the building entrance and all spaces are in compliance with wheelchair accessibility requirements per Chapter 11 of the 2015 International Building Code.
Please confirm that restroom facilities are in compliance with wheelchair accessibility requirements per Chapter 11 of the 2015 International Building Code.

Please feel free to contact us at 203-977-4164 or send an email to BuildingDept@StamfordCT.Gov.

With best regards,

Chief Building Official

City of Stamford
Building Department
888 Washington Boulevard, 7th Floor
Stamford CT 06901



Briscoe, Tracy

From: Mathur, Vineeta
Sent: Friday, June 11, 2021 9:12 AM
To: Seely, Walter; Briscoe, Tracy
Cc: Armstrong, Chad; Francis, David
Subject: Re: Application

Thank you Bud. We will convey the comments to the applicant.

Vineeta

From: Seely, Walter
Sent: Friday, June 11, 2021 7:22 AM
To: Mathur, Vineeta
Cc: Armstrong, Chad; Francis, David
Subject: Application

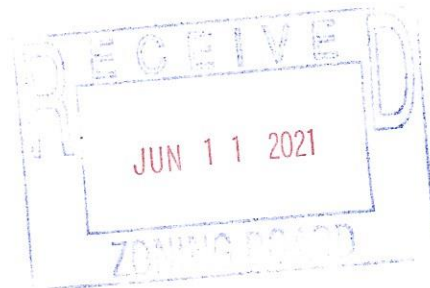
Good Morning Vineeta

I have reviewed the application 221-21- Gladys Contreras 70 Alvord Lane Unit A for Group Home Daycare.

I have no objections for the use of the property for Group Home Daycare use.
There is however an issue of required egress for the use of the Master Bedroom on the second floor.
This will need to be addressed for permitting of the proposed Daycare.

Have a good day

Walter (Bud) Seely
Fire Marshal
Stamford Fire Department
Office of the Fire Marshal
888 Washington Blvd. 7th Floor
Stamford, CT. 06902
203-977-4651



MAYOR
David R. Martin



DIRECTOR OF OPERATIONS
Mark McGrath

Land Use Bureau Chief
Ralph Blessing

Deputy Director of Planning
David W. Woods, PhD, FAICP
(203) 977-4718
dwoods@stamfordct.gov

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

June 24, 2021

Mr. David Stein, Chair
City of Stamford
Zoning Board
888 Washington Boulevard
Stamford, CT 06902

**RE: ZB APPLICATION #221-21 - GLADYS CONTRERAS -
70 ALVORD LANE, UNIT A - Special Permit**

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, June 22, 2021, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is requesting a Special Permit to operate a Group Day Care Home for up to 12 children at 70 Alvord Lane, Unit A. Property is located within the R-5 Zoning District.

After some discussion, the Planning Board unanimously voted to recommend *approval* of **ZB Application #221-21** and that this request is compatible with the neighborhood and consistent with Master Plan Category #3 (Residential - Low Density Multifamily).

Sincerely,

STAMFORD PLANNING BOARD

A handwritten signature in blue ink, appearing to read "Theresa Dell", is written over the printed name.

Theresa Dell, Chair

TD/lac

