



**City of Stamford**  
**Zoning Board**

**STAFF REPORT**

**TO:** CITY OF STAMFORD ZONING BOARD  
**FROM:** VINEETA MATHUR, ASSOCIATE PLANNER  
**SUBJECT:** ZB #221-21, Gladys Contreras, 70 Alvord Lane, Special Permit  
**DATE:** July 17, 2021  
**MASTER PLAN:** Master Plan Category 3 (Residential – Low Density Multifamily)  
**ZONING:** R-5 (Multiple Family Medium Density Design District)

**Introduction**

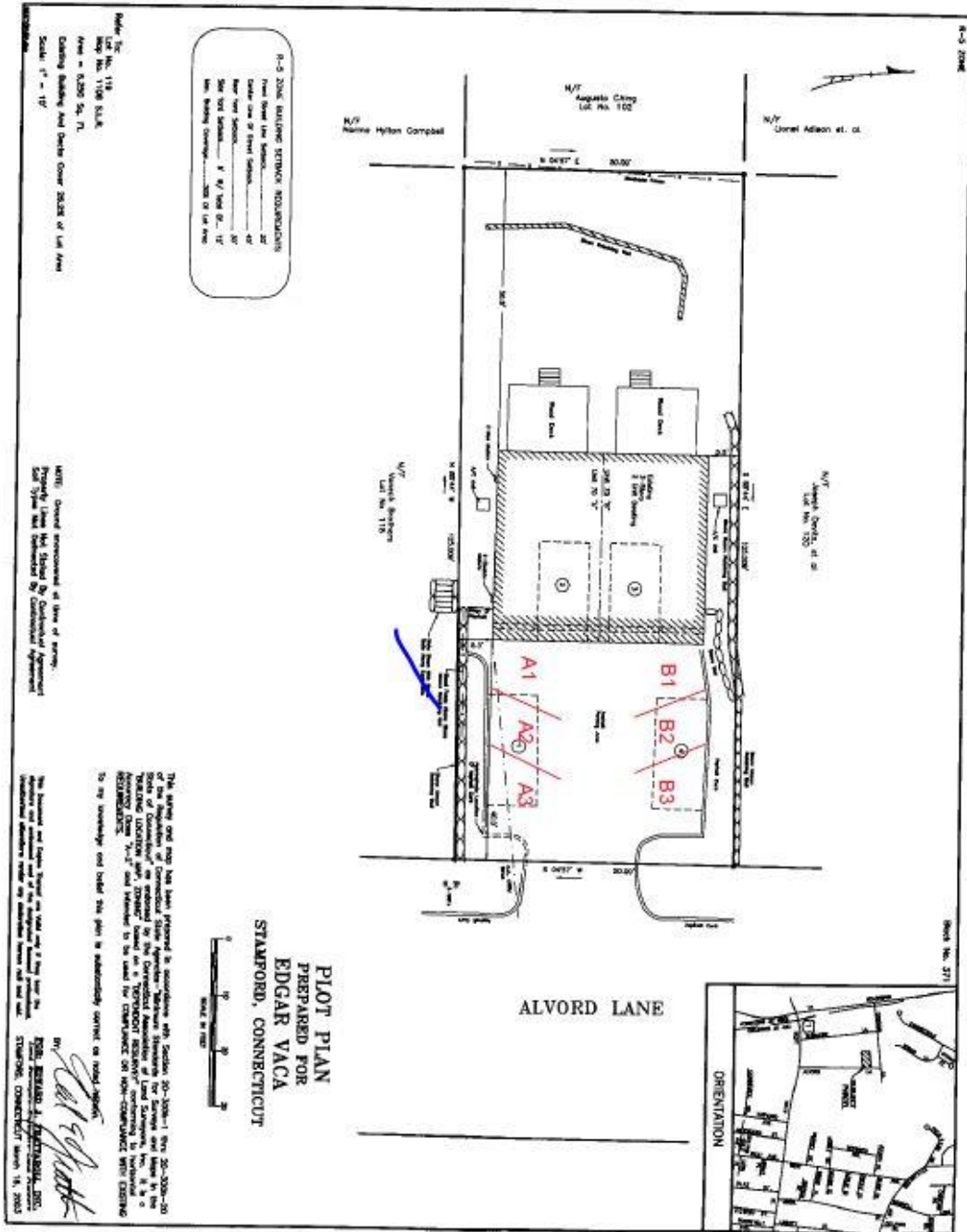
The Applicant (Gladys Contreras) is requesting approval of a Special Permit to allow a Group Day Care Home for 12 children to operate at 70 Alvord Lane, Unit A. The Applicant has been operating a Family Day Care Home (6 children) at 70 Alvord Lane Unit B which is also her residence. Upon approval of this application, the Applicant will move her day care operation and residence from from Unit B to Unit A. Unit B will be occupied by her daughter.

**Parking Requirement**

Use	Units	Parking requirement	Parking Provided
Residential	2 units	2 space per unit	4
Group Day Care Home	3 staff	1.25 space per staff; 3.75 spaces required	4
Total		8	8

The Applicant has also requested the approval of Shared Parking pursuant to Section 12.I in order to retain the flexibility of the use of the exterior spaces in front of Unit A and Unit B. The property meets the parking required number of spaces for each of the uses.

The property has a fenced in backyard which will be used as outdoor play area for the children.



Parking spaces marked in red below  
 (note three spaces per unit)



Front of property/off-street parking

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### **Referral Comments**

#### **Stamford Planning Board**

The Stamford Planning Board, during its regularly scheduled meeting held on June 24, 2021 recommended approval of the applications for Special Permit and found the request to be compatible with the neighborhood and consistent with Master Plan Category #3 (Residential – Low Density Multifamily).

#### **Building Department**

Bharat Gami, Chief Building Official in an email dated June 10, 2021 made note of Building Code issues which need to be addressed prior to a Building Permit.

#### **Fire Marshall**

Fire Marshall Walter Seely in an email dated Friday June 11, 2021 noted that the Applicant shall address the egress issue prior to the issuance of a Building Permit.

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## **Traffic Transportation and Parking Bureau**

Mani Pools in a letter dated June 9, 2021 noting that all parking needs to be met on site for the proposed use.

### **Summary**

Staff recommends that the Zoning Board approve the application which will facilitate the expansion of a small business which meets an important community need.