



City of Stamford
Zoning Board

STAFF REPORT

TO: CITY OF STAMFORD ZONING BOARD

FROM: VINEETA MATHUR, ASSOCIATE PLANNER

SUBJECT: ZB #221-22, Falasha Campbell, 110 Prospect Street, Special Permit

DATE: July 17, 2021

MASTER PLAN: Master Plan Category 9 (Urban Mixed Use)

ZONING: RMF (Residential Multi Family)

Introduction

The Applicant (Falasha Campbell) is requesting approval of a Special Permit to allow a Group Day Care Home for 12 children to operate at 110 Prospect Street. The subject building is a commercial building and has suites assigned to various tenants. The Applicant is requesting the use of 847 sq.ft. within the building for the Group Day Care Center Use.

Parking Requirement

The Applicant proposes to have 3 staff members for the Group Day Care Home thus generating a 3.75 parking space (equivalent to 4 spaces) requirement. The applicant has confirmed that the use will be assigned 4 parking spaces by the landlord. A total of 14 parking spaces including handicap parking exist on the site. The Applicant proposes to use the rear entrance of the building for the day care.



221--22
110 Prospect Street

0 15 30 60 Feet

Date: 7/19/2021



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 #9 (Urban Mixed Use).

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. The Applicant addressed the egress issue to the satisfaction of the Chief Building Official as stated in email dated June 11, 2021.

Fire Marshall

Fire Marshall Walter Seely in an email dated Friday June 14, 2021 noted that the Applicant has addressed the egress issue that he raised by adding an egress window.

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 Special Permit application which will facilitate the occupancy of the commercial building and provide additional day care capacity in the neighborhood.