



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

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**STAFF REPORT**

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**TO:** CITY OF STAMFORD ZONING BOARD  
**FROM:** VINEETA MATHUR, PRINCIPAL PLANNER  
**SUBJECT:** ZB #222-10 50 Myano Lane, Special Permit  
**DATE:** June 2, 2022

**MASTER PLAN:** Master Plan Category 3 (Residential Low Density Multifamily)

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**ZONING:** M-L (Light industrial) & R-5 (Multiple Family Medium Density Design District)

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**REQUESTED ACTIONS:**

222-10	Special Permits - Section 4.B.9.c to allow residential use in M-L district - Section 7.4.D.3 to allow fee-in-lieu to satisfy the BMR requirement	MC-Myano LLC
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**Introduction**

The Applicant MC-Myano is requesting approval of Special Permits to allow the 13<sup>th</sup> residential unit in an existing apartment building to remain and to meet the BMR requirement through a fee-in-lieu payment. No internal or external changes are proposed to the building or site.

**Background**

The existing building is two stories and was constructed in 1998 with 12 one bedroom apartments and an office space located on the 2<sup>nd</sup> floor. The office space was later converted to a studio apartment prior to purchase of the building by the current owner. The current owner proposes to continue to rent the 275 sf studio unit and requests the Special Permit to legalize the unit. The site currently has 78 parking spaces.

## **Site and Surroundings**

50 Myano Lane is comprised of two lots comprising of 37,500 sf in area including 31,250 sf located in the R-5 zoning district and 6,250 sf located in M-L zoning district.

South of the subject property, Myano Land is developed with two story commercial buildings, the Green Oak Condominiums are located across the street and several multifamily buildings occupy the northern portion of Myano Lane.

## **Special Permit**

A Statement of Findings in support of the Special Permit has been submitted by the Applicant.

### **Multiple dwelling use pursuant to Section 4.B.9.c**

The M-L district allows multi-family residences to be allowed by Special Permit. The request pertains to an existing residential unit within an existing residential building. While the property is partially in an industrial district, the uses in the vicinity are mostly residential and commercial uses and thus staff finds no concerns with the formalization of the existing unit.

### **BMR fee-in-lieu pursuant to Section 7.4.D.3**

The extra unit allowed by Special Permit will generate a BMR requirement of 0.1 (10% of 1 unit). The amount of fee is calculated on the basis of the floor area of the unit and the \$150 fee per square foot applicable for 'All other districts' given in Table 7.4.2. The actual calculation is as follows.

Studio unit floor area = 275 sf

BMR requirement = 10% x 275ft x \$150

Fee-in-lieu (2019) = \$4125

Fee-in-lieu (2022) = \$4125 x 1.1 (Construction cost index)

= \$4537.5

## **Parking**

The requirement for 12 one bedroom and 1 studio units in Parking Category 3 is 1.5 parking spaces and 1 parking space respectively resulting in a total parking requirement of 19 parking spaces. The property contains 78 parking spaces. Of these 22 parking spaces are designated for residents of 50 Myano Lane. The remainder of the spaces are available for visitors of 50 Myano Lane as well as users of 30 Myano Lane and 2001 West Main Street. The site exceeds the required parking. No changes to the current parking area are proposed.

## **Referral Comments**

### **Stamford Planning Board**

The Stamford Planning Board, during its regularly scheduled meeting held on April 12, 2022 recommended approval of the applications for the Special Permit and found the request to be compatible with the neighborhood and consistent with Master Plan Category #3 (Residential Low Density Multifamily).

### **Summary**

Staff believes that the proposed Special Permit will allow an affordable apartment to continue to serve the residents of Stamford. The request will further pay approximately \$4,537.50 fee-in-lieu supporting affordable housing. Staff recommends approval of the Special Permit request.