

The Jerome N. Frank Legal Services Organization

YALE LAW SCHOOL

May 27, 2021

City of Stamford
Zoning Board, Land Use Bureau
Government Center
888 Washington Boulevard
Stamford, CT 06904-2152

State name of applicant, address or property and action requested

Dear Zoning Board Members:

On behalf of Gladys Contreras, enclosed is an Application for Special Permit related to 70 Alvord Lane, Unit A, Stamford, CT 06902 (the "Property"). Ms. Contreras is submitting this Application for Special Permit in order to use the Property as a Group Day Care Home (as defined in the Zoning Regulations of the City of Stamford), so that she may provide day care for up to 12 children. Enclosed are the following:

1. A check in the amount of \$1,460 for the Public Hearing Fee (\$1,000) and the Special Permit Fee for a property of 20,000 square feet or less (\$460);
2. Application for Special Permit;
3. Written statement describing the requested special permit;
4. Project description;
5. Statement of findings;
6. Zoning map;
7. Survey;
8. Legal description;
9. Floor plans and elevations;
10. Photographs of the exterior and interior of the Property; and
11. Owner's authorization from Adela Quito.

Review the fee requirement on the forms and confirm with Zoning staff prior to submission

List all the included application attachments

Please let us know if you require any additional information or have any questions about this application. Thank you.

Sincerely,



Adam Cowing
Clinical Fellow



**Special Permit Application Form
Signed by applicant's
representative and notarized.**

City of Stamford
Zoning Board · Land Use Bureau
City Center · 888 Washington Boulevard · Stamford, CT 06904-2152
Phone: 203.977.4719 · Fax: 203.977.4100

APPLICATION FOR SPECIAL PERMIT

Complete, notarize, and forward **thirteen (13) hard copies and (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filling fee (see **Fee Schedule** below), payable to the City of Stamford.

NOTE: Cost of required advertisements are payable by the Applicant and performance of required mailing to surrounding property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

Fee Schedule

| | |
|---|--|
| Special Permit 20,000 sq. ft. or less | \$460.00 |
| Special Permit more than 20,000 sq. ft. | \$460.00 + \$30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft. |

APPLICANT NAME (S): Gladys Contreras

APPLICANT ADDRESS: 70 Alvord Lane, Unit B, Stamford, CT 06902

APPLICANT PHONE #: (203) 219-8416

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 70 Alvord Lane, Unit B, Stamford, CT 06902

ADDRESS OF SUBJECT PROPERTY: 70 Alvord Lane, Unit A, Stamford, CT 06902

PRESENT ZONING DISTRICT: R-5

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: Foundation Plan, Basement Plan, First Floor Plan,
Second Floor Plan, Attic & Roof Plans, Elevations (see attached)

REQUESTED SPECIAL PERMIT: (Attach written statement describing request)
See attached

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)
See attached legal description; Map 004, Block 3470, Unit A

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:

| | |
|---|--|
| <u>NAME & ADDRESS</u> | <u>LOCATION</u> |
| Adela Quito 110 Stratfield Road Fairfield, CT 06825 | 70 Alvord Lane, Unit A Stamford, CT 06902 |

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? No (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).

DOES THE PROJECT RESULT IN THE CREATION OF 10 OR MORE UNITS OR 10,000 SF OR MORE IN FLOOR AREA OR DISTURBANCE OF 20,000 SF OR MORE IN LAND AREA, THROUGH NEW DEVELOPMENT, RECONSTRUCTION, ENLARGEMENT OR SUBSTANTIAL ALTERATIONS? No (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).



DATED AT STAMFORD, CONNECTICUT, THIS 22 DAY OF May 20 21

SIGNED: Gladys Contreras


NOTE: Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT
ss STAMFORD May 22 20 21

COUNTY OF FAIRFIELD

Personally appeared Gladys Contreras, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

Camilo Duque Jr.
Notary Public - Commissioner of the Superior Court


Camilo Duque Jr.
Notary Public, State of Connecticut
My Commission Expires October 31, 2025

FOR OFFICE USE ONLY

APPL. #: _____ Received in the office of the Zoning Board: Date: _____

By: _____

Project Description - Applicants are encouraged to submit draft documents electronically for review by staff prior to formal filing

**Attachments to
Application for Special Permit
70 Alvord Lane, Unit A, Stamford, CT 06902**

REQUESTED SPECIAL PERMIT:

The applicant, Gladys Contreras, the tenant at the subject property, requests a special permit to use the subject property as a Group Day Care Home (as defined in the Zoning Regulations of the City of Stamford).

State name of applicant and requested approval

PROJECT DESCRIPTION:

Include address of the property and zoning

Ms. Contreras owns and resides at the condominium unit located at 70 Alvord Lane, Unit B, Stamford, CT 06902 ("Unit B"), the unit next to the subject property, and currently operates a Family Day Care Home (up to six children) at Unit B. She currently leases the subject property ("Unit A") from Adela Quito and would like to expand her day care to a Group Day Care Home (up to 12 children) at Unit A. Ms. Contreras anticipates that once the proposed Group Day Care Home is operating at Unit A, Ms. Contreras will cease operating the Family Day Care Home at Unit B. Family Day Care Homes are permitted as of right in the R-5 district but Group Day Care Homes currently require a special permit.

State current use (residential, office, retail etc.) and occupancy of the space

Include number of staff with total number and number at maximum shift

The proposed Group Day Care Home would provide day care for up to twelve children, ages two to five years old. Ms. Contreras anticipates hiring two staff members in addition to herself to run the Group Day Care Home. Unit A includes 2,544 of gross square footage and 1,449 square feet of living area. The living area and master bedroom in Unit A would provide the primary indoor play areas for the children. Ms. Contreras anticipates using the living area for preschool age children and the master bedroom for toddlers. There are also two additional bedrooms, which Ms. Contreras plans to use for an office and storage, respectively.

Include number and age of children, floor area of space

In addition, the property includes a large, fenced-in backyard covered with grass and flowers accessible to both Unit A and Unit B. This backyard currently provides outdoor play area for Ms. Contreras's Family Day Care Home and would provide outdoor play area for the proposed Group Day Care Home. This would provide space for children to be outside, exercise, garden and develop fine and gross motor skills.

Describe all indoor and outdoor playground areas including size, location and access

The proposed Group Day Care Home would operate between 7 a.m. and 6 p.m., Monday through Friday. Parents would drop off their children and pick up their children at various times during those hours of operation, depending on family's schedules. Each condominium unit has three dedicated off-street parking spaces in front of the property, for a total of six off-street parking spaces for Ms. Contreras, two staff, and parents dropping off and picking up their children. Parents will park in these parking spaces, so that they can go to the door of the proposed Group Day Care Home to drop off and pick up their children. It generally takes about 5 minutes for parents to drop off or pick up their children.

State hours of operation of the day care.
Describe the number of parking spaces provided, total required spaces and allocation of the spaces between different uses on site and drop-off and pickup procedure.
*Current Parking requirement = 1.25 space per employee on max shift.
(subject to change)
*Check § 12.D for parking requirement at the time of filing

Statement of Findings

STATEMENT OF FINDINGS:

Special Permits shall be granted by the reviewing board only upon a finding that the proposed use or structure or the proposed extension or alteration of an existing use or structure is in accord with the public convenience and welfare after taking into account, where appropriate:

Finding 1 § 19.C.2.a.

(1) the location and nature of the proposed site including its size and configuration, the proposed size, scale and arrangement of structures, drives and parking areas and the proximity of existing dwellings and other structures.

Describe the sufficiency & safety of the site circulation including parking area and drop-off.

The proposed Group Day Care Home use neither anticipates nor requires changes to any building structure; it is simply a use permission. The proposed Group Day Care Home is appropriately located in a medium density residential neighborhood proximate to major roads and employment opportunities. It is, therefore, conveniently located for the benefit of the families who will serve. The structure, a 1,449 square foot townhome, will easily accommodate up to 12 children and required staff.

Finding 2 § 19.C.2.a

(2) the nature and intensity of the proposed use in relation to its site and the surrounding area. Operations in connection with special permit uses shall not be injurious to the neighborhood, shall be in harmony with the general purpose and intent of these Regulations, and shall not be more objectionable to nearby properties by reason of noise, fumes, vibration, artificial lighting or other potential disturbances to the health, safety or peaceful enjoyment of property than the public necessity demands.

Describe any impact related to noise, fumes vibrations etc.

Child care creates no objectionable noises, fumes, vibration, artificial lighting or other potential disturbances to the health, safety or peaceful enjoyment of property. Group child care, by state law, is limited to just 12 children and is, therefore, a low-intensity use of the site. Per the State Zoning Enabling Act, family and group child care are compatible with residential uses generally.

Finding 3 § 19.C.2.a

(3) the resulting traffic patterns, the adequacy of existing streets to accommodate the traffic associated with the proposed use, the adequacy of proposed off-street parking and loading, and the extent to which proposed driveways may cause a safety hazard, or traffic nuisance.

Describe adequacy of access and parking so as not to have any impact on neighborhood.

Parents will drop off and pick up their children but will not park for long periods of time. They will use off-street parking located on site for drop-off and pick-up. One staff member, Ms. Contreras, lives immediately next door, in the adjoining condominium unit, and will not require parking. Up to two additional staff will park in the three spots dedicated to Unit A. A child care use does not require any more access to loading facilities than a typical residential use would. There is adequate off-street parking available in this neighborhood.

Finding 4 § 19.C.2.a

(4) the nature of the surrounding area and the extent to which the proposed use or feature might impair its present and future development.

Describe compatibility with the uses in the neighborhood

The proposed Group Day Care Home use is compatible with the surrounding area. The immediate area is largely residential but the site is mere blocks away from a variety of commercial and retail uses and conveniently located near a substantial number of major employers. The availability of licensed day care contributes to a neighborhood's attractiveness and livability. It also contributes to the ability of Stamford residents to secure employment while trusting their children are properly cared for and receiving high quality early childhood services.

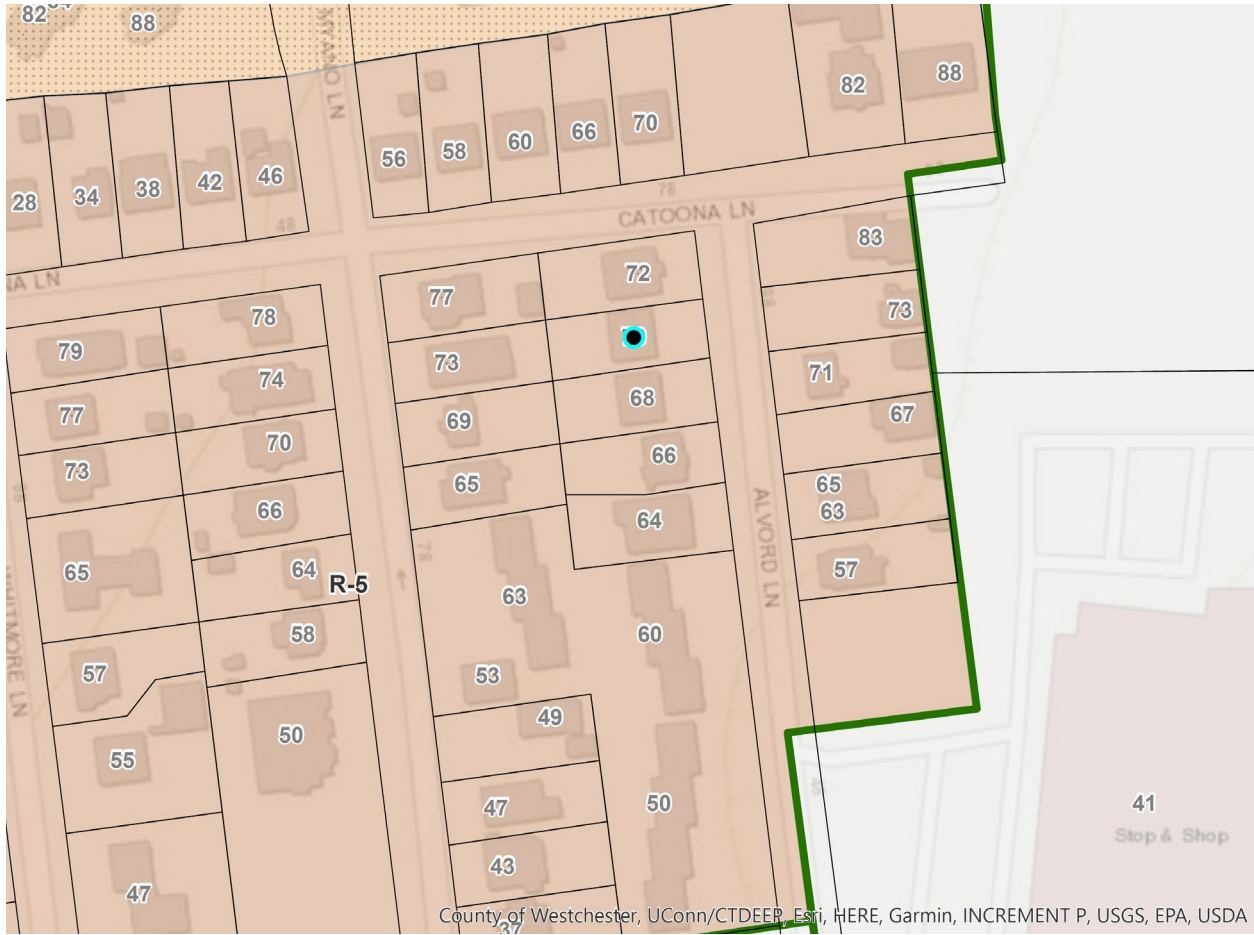
Finding 5
§ 19.C.2.a

(5) the Master Plan of the City of Stamford and all statements of the purpose and intent of these regulations.

The proposed use is consistent with the Master Plan which, in its economic development strategy, prioritizes “cradle to career” education and training. (Policy 3C, Implementation Strategy 3C.1, page 71). This approach to education and training is supported by the availability of affordable, licensed child care. In addition, the Master Plan seeks to “ensure that people who work in Stamford can afford to live in Stamford.” (Policy 3C, Implementation Strategy 3C.2, page 71.) Available affordable child care is key to that policy goal.

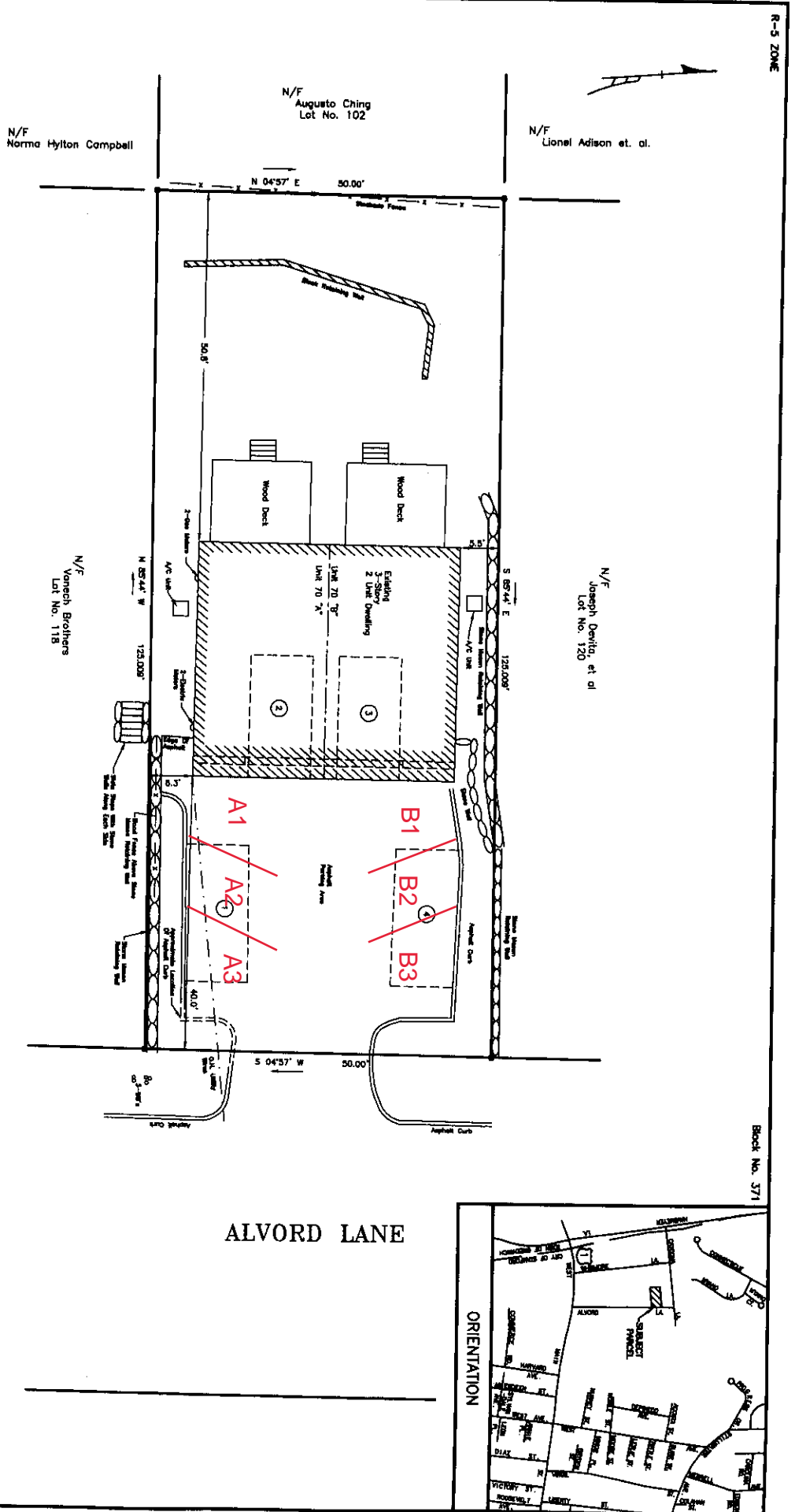
Include references to applicable policies in Stamford Master Plan such as Policy 3C and 7.G

Zoning Map



Survey of Property
(attached)

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



R-5 ZONE BUILDING SETBACK REQUIREMENTS

| | |
|------------------------------------|-----------------------|
| Front Street Line Setback..... | 20' |
| Center Line Of Street Setback..... | 45' |
| Rear Yard Setback..... | 30' |
| Side Yard Setback..... | 6' W/ Total Of... 12' |
| Min. Building Coverage..... | 30% Of Lot Area |

Refer To:
 Lot No. 118
 Map No. 1108 S.L.R.
 Area = 6,250 Sq. Ft.
 Existing Building And Decks Cover 26.3% of Lot Area
 Scale: 1" = 10'

NOTE: Ground uncovered at time of survey.
 Property Lines Not Staked By Contractual Agreement
 Soil Types Not Determined By Contractual Agreement

This survey and map has been prepared in accordance with Section 20-300b-1 thru 20-300b-20 of the Regulation of Connecticut State Agencies - Minimum Standards for Surveys and Maps in the State of Connecticut, as amended by the Connecticut Association of Land Surveyors, Inc. It is a "BUILDING LOCATION MAP," ZONING based on a "DEPENDENT RESERVE" conforming to horizontal accuracy class "A-2" and intended to be used for COMPLIANCE OR NON-COMPLIANCE WITH EXISTING REQUIREMENTS.

To my knowledge and belief this plan is substantially correct as noted herein.

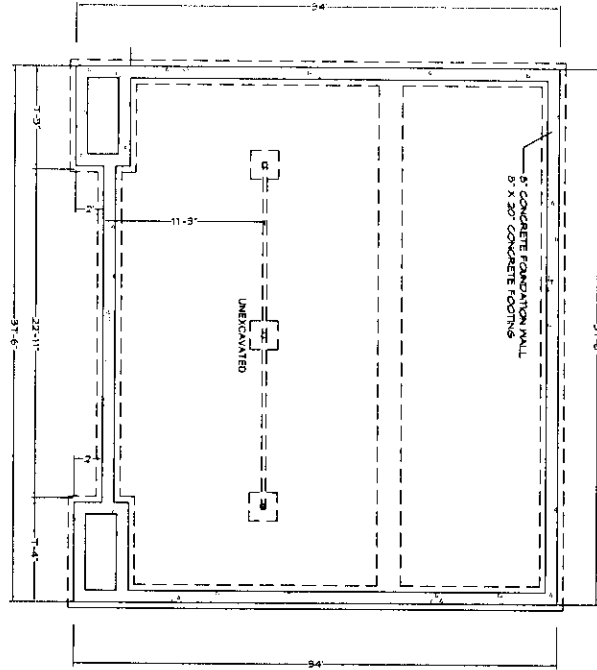
By: *Edgar Vaca*
EDGAR VACA
 Licensed Surveyor - Professional
 STAMFORD, CONNECTICUT March 18, 2003

Legal Description of property
Available at the Tax Assessor's
office

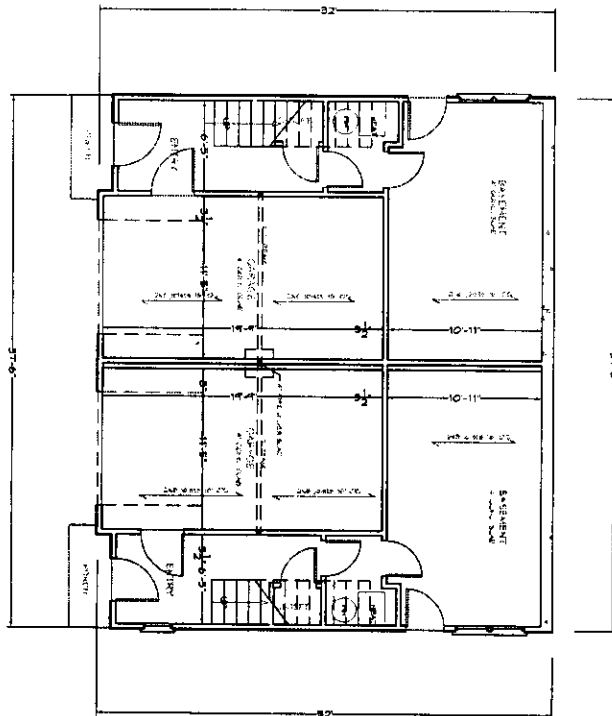
Legal Description of Property

ALL THAT certain piece, parcel or tract of land, with the buildings and improvements thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, being known and designated as UNIT A of 70 ALVORD LANE CONDOMINIUM, a condominium, together with an undivided interest in the common elements and appurtenances thereof, being more specifically designated and described in the Declaration and By-Laws of 70 Alvord Lane Condominium submitted by Edgar Vaca and Adela Quito dated May 27, 2005 and recorded May 27, 2005 in Volume 8081 at Page 245 of the Stamford Land Records.

Floor Plans and Elevations
(attached)

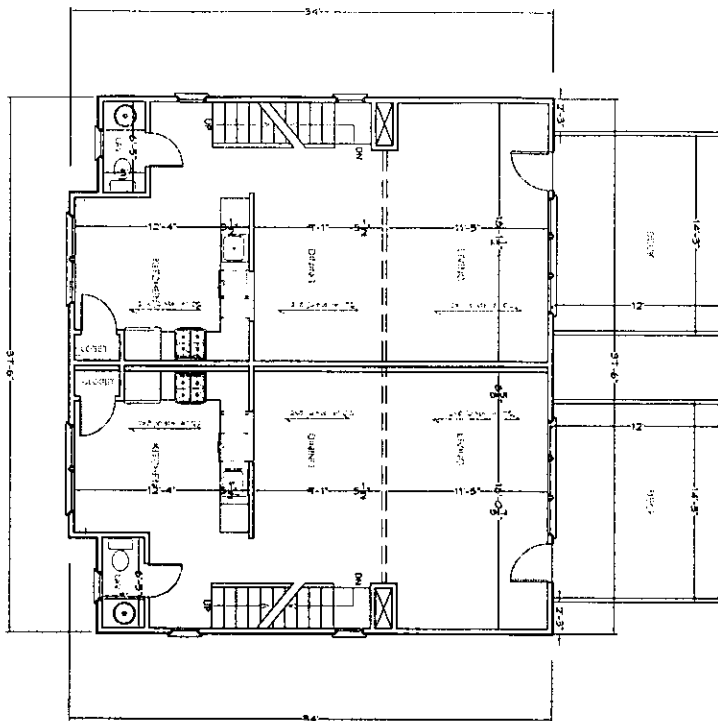


FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

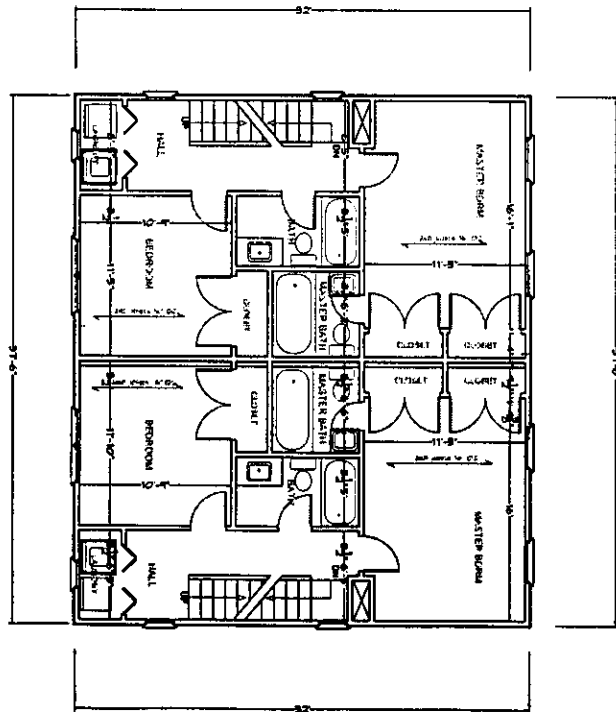


BASEMENT PLAN
SCALE: 1/4" = 1'-0"

| | | | | | | | | | | | | | |
|---|--|--|--|----------|--|-------|--|---|--|---|--|---------------|--|
| PROJECT CONDOMINIUM CONVERSION EDWARD F. VACA STANFORD CONSTRUCTION | | ARCHITECT GEOFFREY CRAIG WILLIAMS 41 WALL STREET NEWARK, CT 06660 | | NO. DATE | | ISSUE | | DRAWING TITLE FOUNDATION PLAN BASEMENT PLAN | | DATE MAY 2, 2005 SCALE 1/4" = 1'-0" DWG. BY GCM | | DWG. NO. 1 | |
| THESE DRAWINGS ARE THE PROPERTY OF GEOFFREY CRAIG WILLIAMS AND MUST NOT BE REPRODUCED IN HARD COPY OR ELECTRONIC FORM FOR ANY OTHER PURPOSE THAN THAT WHICH IT WAS SPECIFICALLY PREPARED FOR. | | | | | | | | | | | | | |

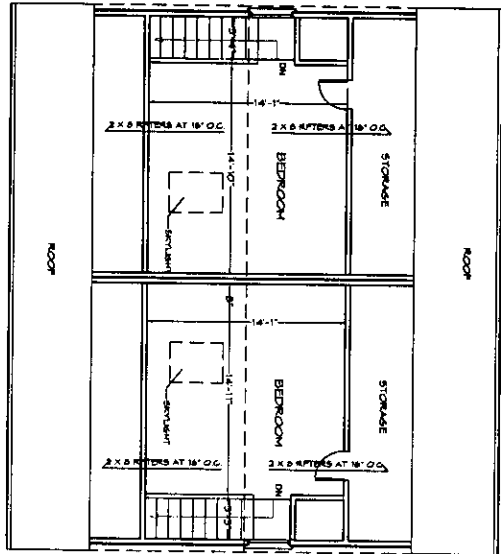


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

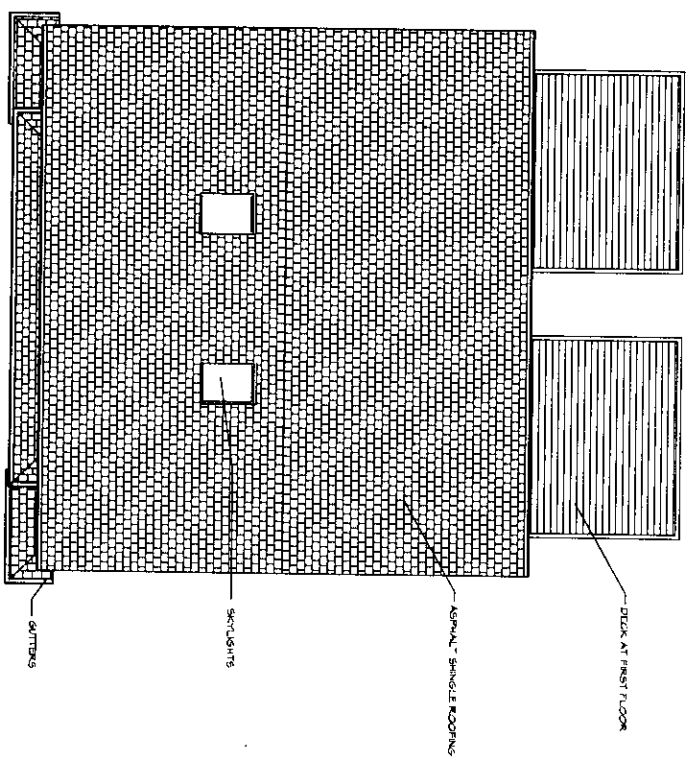


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

| | | | | | | | |
|----------|------------------------|-----------|-------------------------|-------|--------------|-----------|-----|
| PROJECT | CONDOMINIUM CONVERSION | ARCHITECT | GEOFFREY CRAIG WILLIAMS | DATE | MAY 2, 2009 | DWG. NO. | 2 |
| DESIGNER | EDWARD P. YACA | NO. 1 | 41 WALL STREET | SCALE | 1/4" = 1'-0" | DWN. BY | OCM |
| CLIENT | 10 ALYOND LANE | NO. 2 | NORWALK, CT 06850 | SCALE | 1/4" = 1'-0" | PROJ. NO. | |
| DATE | STANDARD CONTRACT | NO. 3 | | SCALE | 1/4" = 1'-0" | | |
| DATE | | NO. 4 | | SCALE | 1/4" = 1'-0" | | |
| DATE | | NO. 5 | | SCALE | 1/4" = 1'-0" | | |
| DATE | | NO. 6 | | SCALE | 1/4" = 1'-0" | | |
| DATE | | NO. 7 | | SCALE | 1/4" = 1'-0" | | |
| DATE | | NO. 8 | | SCALE | 1/4" = 1'-0" | | |
| DATE | | NO. 9 | | SCALE | 1/4" = 1'-0" | | |
| DATE | | NO. 10 | | SCALE | 1/4" = 1'-0" | | |
| DATE | | NO. 11 | | SCALE | 1/4" = 1'-0" | | |
| DATE | | NO. 12 | | SCALE | 1/4" = 1'-0" | | |
| DATE | | NO. 13 | | SCALE | 1/4" = 1'-0" | | |
| DATE | | NO. 14 | | SCALE | 1/4" = 1'-0" | | |
| DATE | | NO. 15 | | SCALE | 1/4" = 1'-0" | | |
| DATE | | NO. 16 | | SCALE | 1/4" = 1'-0" | | |
| DATE | | NO. 17 | | SCALE | 1/4" = 1'-0" | | |
| DATE | | NO. 18 | | SCALE | 1/4" = 1'-0" | | |
| DATE | | NO. 19 | | SCALE | 1/4" = 1'-0" | | |
| DATE | | NO. 20 | | SCALE | 1/4" = 1'-0" | | |



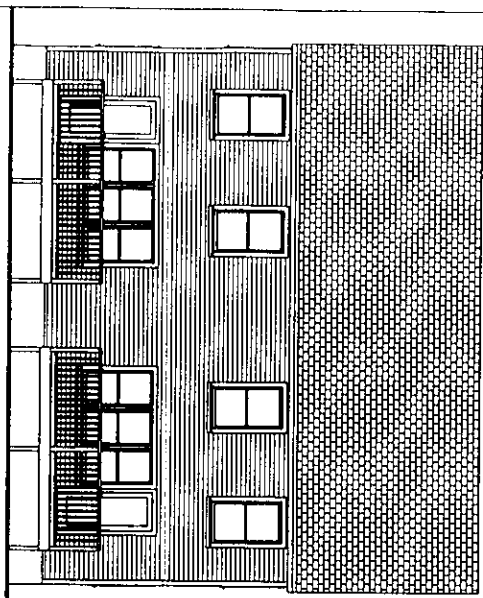
ATTIC PLAN
SCALE 1/4" = 1'-0"



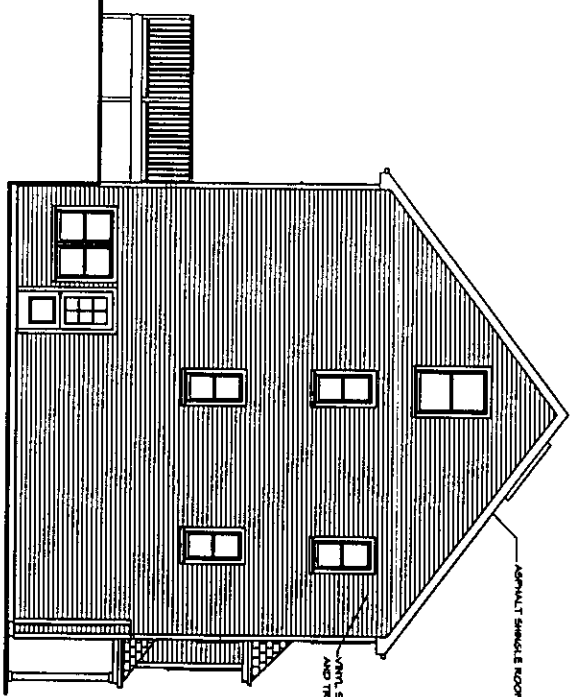
ROOF PLAN
SCALE 1/4" = 1'-0"

| | | | | | | | |
|---|--|--|--|--------------------|--|--------------------|--|
| PROJECT: CONDOMINIUM CONVERSION | | ARCHITECT | | DRAWING TITLE | | DATE | |
| EDWARD P. VACA 10 AYFORD LANE STAFFORD CONECTICUT | | GEOFFREY CRAIG WILLIAMS 49 WALL STREET HARTFORD CT 06103 | | ATTIC & ROOF PLANS | | MAY 2, 2005 | |
| THESE DRAWINGS ARE THE PROPERTY OF GEOFFREY CRAIG WILLIAMS AND MUST NOT BE REPRODUCED IN HAND COPY OR ELECTRONIC FORM FOR ANY OTHER PURPOSE THAN THAT IN WHICH IT WAS SPECIFICALLY FINISHED | | 203-546-0108 GCR@GCRARCH.COM | | NO. DATE | | SCALE 1/4" = 1'-0" | |
| | | ISSUE | | DWN BY GCM | | PROJ. NO. | |
| | | | | | | DWS NO. | |

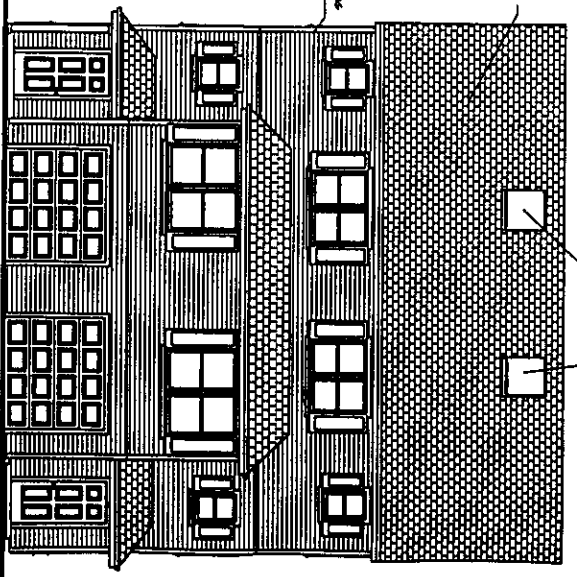
| | | |
|--|--|---|
| <p>PROJECT CONDOMINIUM CONVERSION EDWARD P. VAKA 70 ALYDOR LANE STAMFORD, CONNECTICUT</p> | <p>JEFFREY CRAIG WILLIAMS ARCHITECT 41 HULL STREET NORWALK, CT 06890</p> | <p>DRAWING TITLE ELEVATIONS</p> |
| <p>THESE DRAWINGS ARE THE PROPERTY OF JEFFREY CRAIG WILLIAMS AND MUST NOT BE REPRODUCED IN HARD COPY OR ELECTRONIC FORM FOR ANY OTHER PURPOSE THAN THAT WHICH IT WAS SPECIFICALLY FURNISHED.</p> | <p>NO. DATE</p> <p>ISSUE</p> | <p>DATE: MAY 2, 2005 SCALE: 1/4" = 1'-0" DRAWN BY: GCM PROJ. NO.</p> |



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT/RIGHT ELEVATIONS PLAN
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

Photographs
(attached)



Living area



Living area



Kitchen



Kitchen

Labeled photos of the building interior



Master bedroom

Labeled photos of the building interior



Master bedroom



Small bedroom

Labeled photo of the building interior



Small bedroom

Labeled photo of playground



Outdoor area

Labeled photo of exterior including access and parking



Front of property/off-street parking

Owner's authorization letter allowing the applicant to file
the Special Permit on behalf of the owner

OWNER'S AUTHORIZATION

City of Stamford
Zoning Board
Land Use Bureau
Government Center
888 Washington Boulevard
Stamford, CT 06904-2152

Dear Zoning Board:

I, Adela Quito, hereby authorize Gladys Contreras to submit an Application for Special Permit to use the property located at 70 Alvord Lane, Unit A, Stamford, CT 06902 as a Group Day Care Home (as defined in the Zoning Regulations of the City of Stamford, Connecticut).

Signed: Adela Quito
Adela Quito

Date: 5/19/21