



**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 #224-15 Special Permit  
**APPLICANT:** 986 Bedford LLC (Owner), Family Centers Inc. (Contract Purchaser)  
**DATE:** April 26, 2024  
**MASTER PLAN:** Master Plan Category 4 (Residential Medium Density Multifamily)  
**ZONING:** RM-F (Residential Multi Family)

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**REQUESTED ACTIONS:**

224-15	Special Permit	Section 19.C & 9.N.4 Special Permit for the use “Public Charitable Institution”
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**Introduction**

The Applicants, 986 Bedford LLC (Owner), Family Centers Inc. (Contract Purchaser) are requesting approval of a Special Permit to allow a Public Charitable Institution use in an existing approximately 15,600 square foot commercial building on a 0.49 acre parcel located at 986 Bedford Street.

**Site & Surroundings** The property 986 Bedford Street is located at the northwest corner of Bedford Street and Hoyt Street. The building has parking on the ground floor with three floors above. The site also has surface parking along with perimeter landscaping. The area surrounding the property has several commercial uses in its vicinity including a series of retail and service stores located at the northeast corner of Hoyt and Bedford and a branch of Patriot Bank (999 Bedford Street). Corporate offices of Patriot Bank are located to the south of the property across Hoyt Street at 900 Hoyt Street. The area immediately to the north is occupied by townhomes at

1080 Bedford Street. The building 1100 Bedford Street, located north of the townhomes is occupied by a professional office building with medical and dental offices.

### **Special Permit**

The building located at 986 Bedford Street has been used as a Professional Office building. The Family Centers, a non-profit organization founded in Stamford in 1891 is proposing to move to this building from their current offices at 60 Palmer's Hill Road. The proposed use is classified as a Public Charitable Institution per zoning and requires as a Special Permit in the R-MF zoning district. The definition of the Public Charitable Institution is below:

### **Public Charitable Institutions**

Non-profit philanthropic or charitable institutions providing out-patient counseling, consulting, advisory services or related social services to the public, but not including hospitals, medical clinics, nursing homes, or residential dormitories, and not including institutions of a penal or correctional nature or for the care of insane or feebleminded patients or the care of drug or alcohol addiction.

The proposed use is very similar to the Professional Office use already in the building and uses found in the surrounding areas and the same parking requirement is applicable to the proposed use as a Professional Office. No changes are proposed to the building or site. The existing 47 parking spaces will remain as present.



## **Referral Comments**

### **Planning Board**

During their regularly scheduled meeting held on Tuesday, March 26, 2024, the Planning Board recommended approval of the proposed Special Permit request and found that the request is consistent with Master Plan Category 4 (Residential – Medium Density Multifamily).

### **Engineering Bureau**

The Engineering Bureau by letter dated April 4, 2024, stated that the department does not object to the application moving forward and recommended that the Applicant ensure compliance with the Stormwater Drainage Manual.

### **Transportation Traffic and Parking Bureau**

In an email dated April 23, 2024, Transportation Traffic and Parking Bureau made a note that they have reviewed the application and did not have any comments on it.

### **Environmental Protection Board**

In a letter dated March 20, 2024, the EPB staff stated that it has no objections to the proposed change of use.

### **Staff Recommendation**

Staff recommends approval of the Special Permit use ‘Public Charitable Institution’ for 986 Bedford Street which will facilitate the expansion and continued operation of a vital Stamford institution.