

September 19, 2024

**VIA E-MAIL AND HAND DELIVERY**

Ms. Vineeta Mathur  
Principal Planner  
Land Use Bureau  
888 Washington Boulevard, 7<sup>th</sup> Floor  
Stamford, Connecticut 06901

**Re: 31 Maple Tree, LLC  
31 Maple Tree Avenue, Stamford, CT (Parcel ID No. 000-6827)  
Revised Application Materials for ZB App. Nos. 224-01 & 224-02**

Dear Ms. Mathur:

Our firm represents 31 Maple Tree, LLC (the “Applicant”), the owner of the Property located at 31 Maple Tree Avenue, Stamford, CT (the “Property”). As you know, on January 5, 2024, the Applicant submitted Zoning Board App. Nos. 224-01 & 224-02 (the “Applications”) for the Property requesting approval for a suite of applications that, collectively, will facilitate the preservation of the Historic Home located on the Property, and permit the construction of an addition to the rear of the Historic Home containing four (4) townhomes. The Applicant has revised the Site Plan in response to comments received from the Office of the Fire Marshal. Generally speaking, the Site Plan has been “flipped” to allow for a wider driveway into the Property. As a result, the proposed addition is oriented towards the westerly lot line and not the easterly lot line as previously designed. The Applicant subsequently amended its plans to reflect the new site layout.

Enclosed please find the following revised materials in connection with the application:

- Twenty-one (21) copies of the following application schedules:
  - Schedule B – Project Narrative and Statement of Findings; and
  - Schedule D – Zoning Data Chart;
- Thirteen (13) full-size and eight (8) reduced-size copies of the following plans:
  - Architectural Plans prepared by AWA Design Group, P.C., dated August 1, 2024, revised to September 6, 2024, titled:
    - “A.000: Title Sheet;”
    - “A.001: Site Plans Existing & Proposed;”
    - “A.002: Usable Open Space Plan;”

- “EX.001: Existing Floor Plans;”
  - “EX.002: Existing Elevations;”
  - “A.101: Floor Plans – Building #1;”
  - “A.102: Elevations – Building #1;”
  - “A.103: Floor Plans – Building #2;”
  - “A.104: Floor Plans – Building #2;”
  - “A.105: Elevations – Building #2;” and
  - “A.106: Elevations – Building #2;”
- Civil Plans prepared by D’Andrea Surveying & Engineering, P.C., titled:
    - “Existing Conditions ‘Topographic Survey,’” dated January 26, 2023;
    - “1 of 4: Grading Plan,” dated February 9, 2023, revised to May 20, 2024;
    - “2 of 4: Utility Plan,” dated February 9, 2023, revised to May 20, 2024;
    - “3 of 4: Sedimentation & Erosion Control Plan,” dated February 9, 2023, revised to May 20, 2024;” and
    - “4 of 4: Notes & Details,” dated February 9, 2023, revised to September 27, 2023;
  - Zoning Location Survey prepared by D’Andrea Surveying & Engineering, P.C., dated February 1, 2023, revised to April 22, 2024, titled “Zoning Location Survey;” and
  - Landscape Plan prepared by Environmental Land Solutions, LLC, dated February 9, 2023, revised to August 2, 2024, titled “Landscape Plan;”
- Three (3) copies of the Drainage Study prepared by D’Andrea Surveying & Engineering, P.C., dated January 26, 2023, revised to May 20, 2024, titled “Drainage Summary Report ‘Lite;”” and
  - Twenty-one (21) copies of the first submission of the Stamford Sustainability Scorecard.

Per your request, we will send electronic copies of the revised materials to HPAC for its review. Please let me know if you have any questions or require additional materials. As always, thank you for your time and attention to this matter.

Sincerely,

*Jason A. Klein*

Jason A. Klein

Enclosures.