

Web Version

PUBLICATION: THE ADVOCATE – TWO INSERTIONS –

WED., NOV. 6, 2024  
WED., NOV. 13, 2024

**LEGAL NOTICE  
ZONING BOARD – CITY OF STAMFORD**

**APPL. 224-02** – Notice is hereby given that the Zoning Board of the City of Stamford, CT will conduct a Public Hearing on **Monday, November 18, 2024, at 6:30 p.m.**, via video conference and conference call, to consider the application of 31 Maple Tree, LLC, requesting Special Permit, Final Site/Architectural Plans & Requested Uses, and Addition to the Cultural Resources Inventory (“CRI”) approvals for the property located at 31 Maple Tree Avenue (Parcel ID 000-6827) in the R-5 (Multi-Family, Medium Density Design) Zone. Collectively, application seeks approval to preserve and rehabilitate the historic building on the subject Property into a two-family structure and construct four (4) additional townhomes to the rear of the historic building. A total of six (6) apartment homes are proposed (including two [2] within the historic building). Site landscaping and related site improvements are also proposed. The Special Permits are sought related to the number of dwellings, number of parking spaces, location of parking spaces in proximity to building, loading area in front yard, number of building stories, rear and side yard setbacks, and light and air to facilitate the preservation of the existing historic building pursuant to Section 8 of the Zoning Regulations and Zoning Board Appl. 224-01. The Property is 14,125± square feet. It is generally bounded by Maple Tree Avenue to the north, multifamily residential properties in the R-5 Zone to the east and west, and industrial properties in the General Industrial (M-G) Zone to the south and is further described as follows:

ALL THAT CERTAIN tract of land, with the buildings thereon, situated at Glenbrook, City of Stamford, County of Fairfield and State of Connecticut, and bounded:

NORTHERLY: 55 feet by Maple Avenue;  
EASTERLY: 256 feet, more or less, by land now or formerly of William F. Schaefer;  
SOUTHERLY: 55 feet by land now or formerly of The New York, New Haven and Hartford Railroad Company; and  
WESTERLY: 256 feet, more or less, by land now or formerly of Ethel S. Heyer.

**Details regarding how to access the hearing will be posted on the City of Stamford Zoning Board webpage ([www.stamfordct.gov/zoning](http://www.stamfordct.gov/zoning)) in advance of the Public Hearing.** A full copy of the above referenced application is available for review by appointment in the office of the Zoning Board, 7th Floor of the Government Center, 888 Washington Boulevard, Stamford, Connecticut. At the above time and place all interested persons shall be given an opportunity to be heard. The hearing may be continued to such time and place as may be announced by the Zoning Board at the public hearing.

ATTEST: DAVID STEIN  
CHAIR, ZONING BOARD  
CITY OF STAMFORD, CT

Dated at the City of Stamford, CT  
This 6th day of November, 2024