

February 28, 2022

VIA E-MAIL & HAND DELIVERY

Ms. Vineeta Mathur, AICP
Senior Planner
Land Use Bureau
City of Stamford
888 Washington Boulevard
Stamford, Connecticut 06901

**RE: Special Permit Application
50 Myano Lane, Stamford, CT**

Dear Ms. Mathur:

Our firm represents MC-Myano LLC (the “Applicant”), owners of the property located at 50 Myano Lane, Stamford, CT (the “Property”). The Property is comprised of 2 Tax Lots that are approximately 37,500 square feet in total Lot Area. 31,250 square feet of the Property is located within the Multiple Family, Medium Density Design District (the “R-5 Zone”). The remaining 6,250 sf of the Property is in the Light Industrial District (the “M-L” Zone”). The entire Property is designated as Category 3 (Residential Low Density Multifamily) of the Master Plan. The Property is improved with a 2-story residential building (the “Existing Building”) built in 1998.¹ There are 144 parking spaces located on the Property.

The Existing Building was originally constructed to include 12 1-bedroom apartments and a 2nd floor office. The 2nd floor office was converted to a studio apartment prior to the Applicant’s purchase of the Property, which recently discovered that this unit did not obtain all necessary municipal approvals. The Applicant now seeks Special Permit approval to permit this studio apartment to remain on the Property. Enclosed please find the following materials in furtherance of this application:

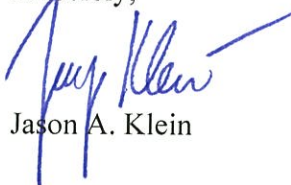
- 1 check in the amount of \$460.00, representing the Special Permit Application Fee;
- 1 check in the amount of \$1,000.00, representing the Public Hearing Fee;
- 1 Letter of Authority from the Applicant;
- 13 copies of a Special Permit Application Form, including:
 - Schedule A: List of Plans;
 - Schedule B: Project Narrative & Statement of Findings; and
 - Schedule C: Property Description
- 13 copies of a survey prepared by Edward J. Frattaroli, Inc., revised to January 14, 2016, entitled “Survey Report, Prepared for PRPG 50 Myano Lane LLC, 50 Myano Lane, Stamford, Connecticut;”

¹ The Existing Building is located on the portion of the Property within the R-5 Zone.

- 13 copies of architectural plans depicting the Existing Building, prepared by Corporate Design, dated December 13, 2021, entitled:
 - “As-Built, Ground Floor Plan, AB-1;”
 - “As-Built, Second Floor Plan, AB-2;”
 - “As-Built, Rear Elevation & Side Elevation – North, AB-3;” and
 - “As-Built, Front Elevation & Side Elevation – South, AB-4.”

We look forward to your advice as to when the Zoning Board will hold a public hearing on the enclosed application. Thank you for your time and attention regarding this matter.

Sincerely,



Jason A. Klein