

APPENDIX A - BUILDING LINE RESTRICTIONS

Since 1925 various building lines restricting the placement of buildings in relation to streets have been adopted by the Commission. Since these restrictions are adopted by statutory authority given to a planning commission, they are not part of the Zoning Regulations and are, therefore, not subject to variance by the ZBA. In all instances where these Regulations impose different restrictions, the more restrictive requirements apply.

Old Center Street

October 1, 1975. That rear building lines be established, located in the vicinity of Old Center Street and extending from Center Street (as relocated) to Old Kings Highway South, affecting properties fronting also on Boston Post Road and Tokeneke Road, all in CB Zone. The adopted rear building lines to be located generally 80 feet from Tokeneke Road and 140 feet from Boston Post Road, as shown on a map on file with the Darien Town Clerk.

Tokeneke Road and Old Kings Highway South

October 5, 1975. That a uniform building setback requirement of 30 feet inward from the presently existing street right-of-way line be established, extending along the southeasterly side of present Old Kings Highway South from Connecticut Turnpike to Tokeneke Road, and along the southerly side of present Tokeneke Road from Old Kings Highway South to Connecticut Turnpike, as shown on a map on file with the Darien Town Clerk.

Post Road and Old Kings Highway South (Center Street to Corbin Drive)

June 1, 1961. Rear building lines became effective on properties located on Boston Post Road and on Old Kings Highway South, between Center Street and Corbin Drive, as described on map adopted by Commission entitled "Building Line Map No. 1, Town of Darien".

Post Road and Old King's Highway South (Amended)

December 31, 2006. The rear building line established as of June 1, 1961, is amended as shown on a map entitled "Compilation Survey Depicting Revision of Rear Building Line; 1014-1020 Boston Post Road, Darien, Conn.," adopted by the Planning and Zoning Commission and recorded on the Darien Land Records.

Old Kings Highway South (Between Corbin Drive and Center Street)

November 1, 1979. That a front building line be established 100 feet forward and/or parallel to the adopted rear building line established June 1, 1961, for certain properties fronting on the westerly side of Old Kings Highway South and located generally between Corbin Drive and Center Street, as shown on a map on file with the Darien Town Clerk.

Post Road and Old King's Highway South—Center Street to Corbin Drive (Amended)

November 11, 2007. The rear building line established as of June 1, 1961 and again amended on December 31, 2006, is amended as shown on a map entitled "Compilation Survey Depicting new 50 ft. rear building line; 1044 Boston Post Road, prepared for Vinkath Realty, LLC, Darien, Conn.," adopted by the Planning and Zoning Commission and recorded on the Darien Land Records.

Grove Street

March 11, 2003. That a rear building line be established 100 feet parallel to the northwest side of Grove Street, affecting properties depicted on a certain map entitled, "Grove Street Rear Building Line Town of Darien", adopted by the Planning and Zoning Commission, and filed in the Darien Land Records. This amendment of Appendix A of the Regulations shall become effective at 12:01 AM on April 13, 2003.

APPENDIX B - SCHEDULE OF FEES

SCHEDULE OF FEES
PLANNING & ZONING COMMISSION

APPLICATION FEES

	FEE**	WITH REQUIRED STATE FEE INCLUDED
AMENDMENT TO TOWN PLAN OF CONSERVATION & DEVELOPMENT	\$330	\$390
AMENDMENT TO ZONING REGULATIONS	\$380	\$440
AMENDMENT TO ZONING MAP	\$380	\$440
SPECIAL PERMIT:		
New Construction involving principal use or structure	\$300	\$360
Other special permits or amendments	\$110	\$170
SITE PLANS/BUSINESS SITE PLANS	\$230	\$290
FINAL SUBDIVISION AND/OR RESUBDIVISION	\$410 PER NEW LOT	\$410 PER NEW LOT PLUS \$60
COASTAL SITE PLAN REVIEW	\$130	\$190
FLOOD DAMAGE PREVENTION	\$130	\$190
LAND FILLING, EXCAVATION, EARTH REMOVAL &/OR REGRADING	\$130	\$190
ADMINISTRATIVE PERMITS including requests under CGS Section 8-26g	\$130	\$190

NOTE: Where a proposal involves multiple applications (three or more), an applicant shall pay only the two highest fees of the three or more.

NOTE: The Town of Darien and its agencies shall not be liable for payment of any of the above fees.

***All fees specifically exclude any fee required by the State of Connecticut per Section 22a-27j of the Connecticut General Statutes, which must be collected by the Town. As of July 1, 2004, the State fee was \$30.00 per application. As of October 1, 2009, the State fee was \$60 per application.*

SCHEDULE OF FEES
ARCHITECTURAL REVIEW BOARD

**APPLICATION FEES
WITH REQUIRED
STATE FEE
INCLUDED**

	FEE**	FEE** INCLUDED
SIGN, AWNING OR FAÇADE CHANGE PERMITS (FEE IS PER SIGN, AWNING OR FAÇADE CHANGE)	\$30 PER SIGN, AWNING OR FAÇADE CHANGE	\$30 PER SIGN, AWNING OR FAÇADE CHANGE PLUS \$60

NOTE: The Town of Darien and its agencies shall not be liable for payment of any of the above fees.

***All fees specifically exclude any fee required by the State of Connecticut per Section 22a-27j of the Connecticut General Statutes, which must be collected by the Town. As of July 1, 2004, the State fee was \$30.00 per application. As of October 1, 2009, the State fee was \$60 per application.*

SCHEDULE OF FEES
ZONING BOARD OF APPEALS

**APPLICATION FEES
WITH REQUIRED
STATE FEE
INCLUDED**

	FEE**	FEE** INCLUDED
VARIANCE, INTERPRETATION AND/OR APPEALS REVIEW AND SIGNING OF STATE MOTOR VEHICLE DEPARTMENT FORMS	\$300	\$360
	\$10	\$70

NOTE: The Town of Darien and its agencies shall not be liable for payment of any of the above fees.

***All fees specifically exclude any fee required by the State of Connecticut per Section 22a-27j of the Connecticut General Statutes, which must be collected by the Town. As of July 1, 2004, the State fee was \$30.00 per application. As of October 1, 2009, the State fee was \$60 per application.*

SCHEDULE OF FEES
ZONING PERMITS

**APPLICATION FEES
WITH REQUIRED
STATE FEE
INCLUDED**

	FEE**	FEE** INCLUDED
For applications with a total work value of \$79,999 or less.	\$20	\$80
For applications with a total work value ranging from \$80,000 to \$250,000.	\$100	\$160
For applications with a total work value of greater than \$250,000.	\$260	\$320

NOTE: The Town of Darien and its agencies shall not be liable for payment of any of the above fees.

***All fees specifically exclude any fee required by the State of Connecticut per Section 22a-27j of the Connecticut General Statutes, which must be collected by the Town. As of July 1, 2004, the State fee was \$30.00 per application. As of October 1, 2009, the State fee was \$60 per application.*

SCHEDULE OF FEES
ENVIRONMENTAL PROTECTION COMMISSION

	APPLICATION FEES WITH REQUIRED STATE FEE FEE** INCLUDED	
WETLANDS MAP AMENDMENT (no extra public hearing charge)	\$130	\$190
APPLICATIONS LIMITED TO BASIC MAINTENANCE, INCLUDING: MINIMAL TREE CUTTING ONLY, POND DREDGING, PATH CLEARING, OR INSTALLATION OF A FENCE OR STONE WALL OR SITE DISTURBANCE/NEW CONSTRUCTION OF 100 SQUARE FEET OR LESS AND OTHER MINIMAL ACTIVITIES	\$65	\$125
CONSTRUCTION OF A NEW OR REPLACEMENT RESIDENCE	\$950	\$1,010
ALL OTHER ACTIVITY FOR WORK WITHIN WETLANDS AND/OR THE REGULATED AREA	\$600	\$660
PUBLIC HEARING FEE	\$250	N/A
STAFF INSPECTION FEE (if project is approved)*	\$100	N/A

NOTE: The Town of Darien and its agencies shall not be liable for payment of any of the above fees.

*The Staff Inspection Fee is per visit and is paid in advance, and returned to the applicant if the project is denied or withdrawn in its entirety. A separate check is recommended.

**All fees specifically exclude any fee required by the State of Connecticut per Section 22a-27j of the Connecticut General Statutes, which must be collected by the Town. As of July 1, 2004, the State fee was \$30.00 per application. As of October 1, 2009, the State fee was \$60 per application.

SUPPLEMENT TO SCHEDULE OF FEES

TECHNICAL REVIEW FEES FOR PLANNING AND ZONING COMMISSION, ZONING BOARD OF APPEALS AND ENVIRONMENTAL PROTECTION COMMISSION

Within ten days of official receipt of an application, the Director of Planning & Zoning, or his/her designee, shall make a determination whether an outside expert is needed to analyze, review and report on areas requiring technical review in order to assist the Planning & Zoning Commission, Zoning Board of Appeals and/or the Environmental Protection Commission. Such experts may include, but shall not be limited to, engineers, surveyors, architects, soil scientists, wetland biologists, wildlife biologists, and hydrogeologists.

If such a determination is made, the Director may assess the reasonable cost for such expert to the applicant based upon a preliminary estimate from the expert. The Director may collect 125% of the estimate from the applicant, which amount shall be held in escrow until the technical review is completed, and which will be the outside limit of the applicant's responsibility. Any excess amount collected over the actual cost shall be refunded to the applicant. This payment shall be considered an integral component of the application. The failure by the applicant to make this payment within five (5) days of notice of the fee assessment shall render the application incomplete.

In the event the Director does not make a determination that an outside expert is needed, the Planning & Zoning Commission, Environmental Protection Commission and/or the Zoning Board of Appeals may make such a determination up to two (2) weeks after the commencement of its public hearing on the application. However, prior to making such a determination, the respective commission or board shall determine: 1) that evidence in the record of the proceedings has been produced or is likely to be produced which requires the hiring of such an expert; 2) that the department staff will be unable to perform the technical review; and 3) that adequate time exists for the applicant to review and respond to such expert's report. The respective commission or board shall then make such a reasonable assessment and collect 125% of the estimate from the applicant, which amount shall be held in escrow until the technical review is completed and which will be the outside limit of the applicant's responsibility. Any excess amount collected over the actual cost shall be refunded to the applicant. This payment shall be considered an integral component of the application. The failure by the applicant to make this payment within five (5) days of notice of the fee assessment shall render the application incomplete.

If adequate time is not available for the Director, commission or board's review and determination on the necessity for outside expert review and/or if adequate time is not available for the outside expert to perform the analysis and report his or her findings, then the Director will advise the applicant and seek the applicant's consent for an extension of the relevant time period in accordance with Connecticut General Statutes § 8-7d.

APPENDIX C – SCHEDULE OF AMENDMENTS

<u>Amendment Number</u>	<u>Adopted</u>	<u>Effective Date</u>	<u>Section(s)</u>	<u>Revised Page Numbers</u>
1	2/29/2000	3/12/2000	560	V-28 through V-31
2	5/2/2000	6/18/2000	563(15)	V-29
3	5/15/2000	6/18/2000	1054	X-15
4	11/28/2000	12/31/2000	210, 362, 365, 405, 504, 525, 851, 854, 1043, App. A	II-7, II-11, III-10, III-11, IV-5, V-2, V-16, V-17, VIII-20, VIII-21, X-13, A-1
5	6/26/2001	7/22/2001	403k(2), 930, 931, 1125-1127, 1126a	IV-2, IX-17, XI-8 through XI-10
6	6/11/2002	6/30/2002	210, 504	II-2 through II-15, V-2
7	3/11/2003	4/13/2003	Appendix A	A-1
8	6/3/2003	10/5/2003	210, 311, 410	II-15, III-2, IV-8 through IV-11
9	6/21/2004	7/11/2004	Appendix B	B-1
10	7/6/2004	8/1/2004	560	V-28 through V-31
11	9/28/2004	10/17/2004	Appendix B	B-1
12	6/13/2005	7/3/2005	Appendix B	B-1
13	2/21/2006	3/12/2006	210, 420-425	II-15, IV-12 through IV-14
14	7/11/2006	7/23/2006	210, 311, 664, 904	II-3, II-4, III-2, VI-16, IX-3
15	12/5/2006	12/31/2006	655, 1057, Appendix A	VI-15, X-17, X-18, A-1
16a	7/10/2007	7/22/2007	210, 635, 655, 656c, 661, 664, 665, 665b, 666g, 904h, 904j, 904v	II-6, VI-11, VI-12, VI-14 through VI-19, IX-2, IX-3
16b	7/17/2007	7/29/2007	311, 313, 663c, 1022, 1024.8, 1042, 1043, 1114, 1115	III-2, III-3, VI-16, X-5, X-9, X-13, XI-5, XI-6
17	10/9/2007	11/11/2007	Appendix A	A-1
18	10/9/2007	11/11/2007	210, 311, 570-578	II-16, III-2, V-29 through V-32

APPENDIX C - SCHEDULE OF AMENDMENTS

<u>Amendment Number</u>	<u>Adopted</u>	<u>Effective Date</u>	<u>Section(s)</u>	<u>Revised Page Numbers</u>
19	4/28/2008	6/29/2008	Appendix B	B1, B2, B3
20	5/6/2008	6/29/2008	210, 651, 652, 654,1005h	II-4, II-6, VI-13, X-3
21	11/25/2008	12/21/2008	715	VII-5
22	3/10/2009	3/29/2009	521, 530-533, 560-565	V-13, V-20 through V-32
23	3/24/2009	4/12/2009	404, 906.6, 1052-1052.7	IV-3, IX-5, IX-6, X-15 through X-18
24	3/31/2009	4/19/2009	230, 923, 923.4, 928.11	II-24, IX-11, IX-16
25	1/6/2009	5/31/2009	580	V-33 through V-38
26	5/12/2009	6/7/2009	880	VIII-27 through VIII-32
27	10/1/2009	10/1/2009	Appendix B	B1, B2, B3
28	4/6/2010	5/30/2010	210, 820	II-1 through II-18, II-29 VIII-4 through VIII-17
29	10/5/2010	10/24/2010	311, 680, 905, 907	III-2, VI-23 through VI-25, IX-4, IX-6
30	11/16/2010	11/28/2010	586	V-34
31	3/21/2011	5/1/2011	Appendix B	B-1, B-2, B-3
32	3/22/2011	6/5/2011	922c	IX-9, IX-10
33	6/7/2011	6/26/2011	210, 624i, 627	II-10, II-12, VI-8 though VI-10
34	6/28/2011	7/24/2011	226, 666, 667.1	II-23, VI-17 through VI-21
35	11/22/2011	12/18/2011	585, 614, 615, 616	V-34, VI-4 through VI-6

APPENDIX D -
PLANNING AND ZONING COMMISSION
POLICIES AND PROCEDURES REGARDING
FILING OF NOTICE OF VIOLATION
IN THE DARIEN LAND RECORDS

Recent court decisions have upheld the authority of towns to file a Notice of Zoning Violation in the Land Records to protect the interests of those persons who may be financing, purchasing, or leasing the property. The Planning and Zoning Commission wishes to amend the Zoning Regulations to specifically permit such enforcement practices and to establish a policy to have such notices filed in the Land Records whenever appropriate and to establish a procedure which is fair to the property owner.

The practice of filing notices in the Land Records is discretionary and would not be appropriate in every situation in which there is a zoning violation. It remains incumbent on anyone interested in the property to check with the Zoning Enforcement Officer and other Town Officials to determine if there is a violation on the property. It should not be assumed that if there is not a Notice of Violation in the Land Records that there is no violation. The filing of the notice in the Land Records would not preclude the sale, lease, or financing of the property, but at least it would advise other persons of the problems and violations.

The following policies allow for a notice of violation to be filed in the Land Records and it is required that a notice of the release be filed in the Land Records when the situation is corrected. The procedure is as follows:

1. The Zoning Enforcement Officer has issued a Cease and Desist Order and the owner of the property and/or tenant and/or violator have failed to comply with said order.
2. The owner/tenant/violator have failed to appeal the Cease and Desist Order to the Zoning Board of Appeals, or the Zoning Board of Appeals has upheld the order, or portion of the order.
3. The Zoning Enforcement Officer or Director of Planning and Zoning shall place the intent to file a notice of violation in the Land Records on the Agenda of the Zoning Board of Appeals for discussion. Notice of time, date, and place of the Zoning Board of Appeals meeting shall be mailed to the owner/tenant/violator by certified mail, return receipt requested, at least seven (7) days prior to the meeting. The owner/tenant/violator of the property shall be given an opportunity to appear before the Zoning Board of Appeals and show cause why a Notice of Zoning Violation should not be filed in the Land Records.
4. The Zoning Board of Appeals may authorize, in writing, the filing of the Notice of Zoning Violation in the Darien Land Records.

5. If the Director of Planning and Zoning and/or the Zoning Enforcement Officer are aware of a situation where time is of the essence such as a pending sale, lease, financing, or refinancing of the property, they are authorized to file a Notice of Zoning Violation in the Land Records prior to a discussion with the Zoning Board of Appeals so long as a proceeding is conducted by the Zoning Board of Appeals within thirty days of the filing of the notice.

6. When the violations have been corrected and all fines and/or penalties have been paid in full, the Zoning Enforcement Officer shall file a Notice of Release of Zoning Violation in the Darien Land Records. If the owner/tenant/violator requests that the notice of release be filed, but the Zoning Enforcement Officer decides that the property is still in violation of the Zoning Regulations or the Cease and Desist Order, then the owner/tenant/violator may appeal that decision to the Zoning Board of Appeals as per Section 1122 of the Darien Zoning Regulations.