

APPLICATION OF
BAYWATER 34 OKHS, LLC
34 OLD KINGS HIGHWAY SOUTH

MARCH 13, 2020

LIST OF NEIGHBORING PROPERTY OWNERS

Map 72 Lot 42	Town of Darien 2 Renshaw Road Darien, CT 06820
Map 72 Lot 10	Dolman Properties LLP 117 Prospect Street Stamford, CT 06901
Map 72 Lot 11, 12	Baywater Post Road Associates II LLC c/o Baywater Properties 1019 Boston Post Road Darien, CT 06820
Map 72 Lot 26	Judith Tibbetts Estate of Paul D. Tibbetts 37 Corbin Drive Darien, CT 06820
Map 38 Lot 17, 18	Burrus Darien Investors LLC c/o ATC Group Inc. 73 Arch Street Greenwich, CT 06830
Map 72 Lot 30, 31, 32, 33	28-30 Associates LLC 36 Maple Place 2nd Floor Manhasset, NY 11030
Map 38 Lot 19, 20	Baywater 33 OKHS LLC c/o Baywater Properties 1019 Boston Post Road Darien, CT 06820
Map 72 Lot 28	Baywater 36 OKHS LLC c/o Baywater Properties 1019 Boston Post Road Darien, CT 06820

MASLAN ASSOCIATES P.C.

Attorneys at Law

Robert F. Maslan, Jr.*
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30 OLD KINGS HIGHWAY SOUTH
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Legal Assistants
Suzann C. Maslan

Writer's e-mail:
maslan@maslanlaw.com

May 14, 2020

Town of Darien
2 Renshaw Road
Darien, CT 06820

**Re: Proposed Amendments of the Darien Zoning Regulations (COZR #2-2020),
Business Site Plan Application #308, Special Permit Application #312
Baywater 34 OKHS, LLC, 34 Old King's Highway South**

Dear Sir or Madam:

We represent Baywater 34 OKHS, LLC with respect to the above-referenced Application to the Darien Planning and Zoning Commission. The activities proposed in the application are described more fully in the enclosed legal notice.

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If you have any questions, please contact us at (203) 656-3800 or contact the Town Planning and Zoning Department at (203) 656-7351.

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RFM/sm

Enclosure: Legal Notice

LEGAL NOTICE

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(S) James H. Rand Secretary
5/21 & 5/28

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Judith Tibbetts
Estate of Paul D. Tibbetts
37 Corbin Drive
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Accordingly, please take notice that the public hearing on this application has been scheduled for June 2, 2020 at 8:00 P.M. in Room 119 of the Darien Town Hall, 2 Renshaw Road, Darien, Connecticut, and via internet at GoToMeeting.com.

The Application and exhibits are available for your review through our office or at the Darien Planning and Zoning Department at the Darien Town Hall and online on the Darien Planning and Zoning Department webpage.

If you have any questions, please contact us at (203) 656-3800 or contact the Town Planning and Zoning Department at (203) 656-7351.

Very truly yours,
Robert F. Maslan, Jr.

RFM/sm

Enclosure: Legal Notice

LEGAL NOTICE

The Darien Planning and Zoning Commission will hold a PUBLIC HEARING on Tuesday, June 2, 2020 at 8:00 P.M. in Room 119 of Darien Town Hall at 2 Renshaw Road, Darien and via GoToMeeting, on the following:

Proposed Amendments of the Darien Zoning Regulations (COZR #2-2020), Business Site Plan Application #308, Special Permit Application #312, Baywater 34 OKHS, LLC, 34 Old King's Highway South. Proposal to revise/clarify a noted discrepancy between the front and rear building lines to reflect decisions made by the Planning & Zoning Commission in 1961 and 1979 respectively, regarding same (modifying Appendix 'A' of the Regulations—Building Line Restrictions), and to modify Section 1057 of the Zoning Regulations relative to Dedication of Public Parking Areas. Proposal to raze the existing commercial building on the site and to construct a new 5,624+/- square foot, two-story office building with a 1,320+/- square foot rooftop deck, reconfigure parking areas on the rear of the site, construct a new public plaza area, construct a new stormwater management system, allow office uses on the first floor of the new building, and to perform related site development activities. The subject property is located on the west side of Old King's Highway South approximately 150 feet north of its intersection with Corbin Drive, and is shown on Assessor's Map #72 as Lot #29 in the CBD Zone.

Land Filling, Excavation & Regrading Application #145-D, Gene & Tracy Sykes, 5 Homewood Lane. Proposal to construct two new additions to the existing residence (an approximately 10' x 21' sunroom and 11' x 33' garage), and to reconfigure and extend the existing driveway, and to perform related site development activities, including construction of a retaining wall and installation of screening plantings. The 2.44+/- acre subject property is located on the west side of Homewood Lane at the northwest corner formed by its intersection with Cross Road, and is shown on Assessor's Map #65 as Lot #3 in the R-1 Zone.

Land Filling, Excavation & Regrading Application #476, Daniel Wang, 26 Leeuwarden Lane. Proposal to raze an existing single-family dwelling, build a 4,225+/- square foot house in the generally the same location, construct a new driveway, terraces, stormwater management, and to perform related site development activities. The 1.85+/- acre subject property is located at the southeast terminus of Leeuwarden Lane approximately 400 feet south of Leeuwarden Road, and is shown on Assessor's Map #29 as Lots #102 and #103 in the R-1 Zone.

Coastal Site Plan Review #312-B, Christopher & Lauren Casazza, 17 Brush Island Road. Proposal to construct a stepping stone path; install an artificial turf area; construct a raised spa; expand the patio; install a masonry firepit; and redesign a low wall and steps; and to perform related site development activities within a regulated area. The subject property is located on the north side of Brush Island Road approximately 1,300 feet west of its intersection with Nearwater Lane, and is shown on Assessor's Map #56 as Lot #19 in the R-1 Zone.

(S) James H. Rand Secretary
5/21 & 5/28

MASLAN ASSOCIATES P.C.

Attorneys at Law

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May 14, 2020

Baywater 36 OKHS LLC
c/o Baywater Properties
1019 Boston Post Road
Darien, CT 06820

**Re: Proposed Amendments of the Darien Zoning Regulations (COZR #2-2020),
Business Site Plan Application #308, Special Permit Application #312
Baywater 34 OKHS, LLC, 34 Old King's Highway South**

Dear Sir or Madam:

We represent Baywater 34 OKHS, LLC with respect to the above-referenced Application to the Darien Planning and Zoning Commission. The activities proposed in the application are described more fully in the enclosed legal notice.

The Darien Planning and Zoning Regulations require that notice be given to you of the public hearing on the Application, because you own property that abuts or lies within 100 feet of the perimeter of the property that is the subject of the Application.

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