

**TOWN OF DARIEN**  
**PLANNING AND ZONING COMMISSION**

**REPORT REQUEST**

**Proposed Amendments to Darien Zoning Regulations (COZR #3-2020)**  
**Business Site Plan Application #225-B, Special Permit Application #312**  
**1897 Post Road, LLC, 1897 Boston Post Road.**

TO:

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| <input checked="" type="checkbox"/> Dept. of Public Works/Sewer Services | <input type="checkbox"/> Harbor Master   |
| <input checked="" type="checkbox"/> Fire Marshal's Office                | <input type="checkbox"/> Town Historian  |
| <input type="checkbox"/> Building Department                             | <input type="checkbox"/> Five Mile River Commission  |
| <input type="checkbox"/> Beautification Commission                       | <input checked="" type="checkbox"/> Aquarion Water Company                                       |
| <input checked="" type="checkbox"/> Traffic Authority                    | <input checked="" type="checkbox"/> Western CT Council of Governments                            |
| <input checked="" type="checkbox"/> Health Department                    | <input type="checkbox"/> Connecticut Department of Energy and<br>Environmental Protection (DEEP) |
| <input type="checkbox"/> Environmental Protection Commission             |  |
- Other Darien Town Clerk, City of Norwalk

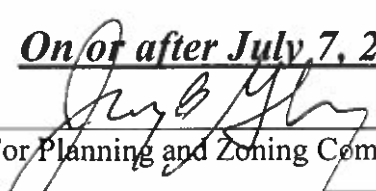
Subject: **Proposed Amendments to Darien Zoning Regulations (COZR #3-2020), Business Site Plan #225-B, Special Permit Application #312, 1897 Post Road, LLC, 1897 Boston Post Road.** Proposal to amend Section 786.13 of the Darien Zoning Regulations to increase the maximum floor area of dwelling units in the NB Zone from 1,000 SF to 1,200 SF; and to amend Section 787(d) to allow for dwelling units to be located on third floors as an inclusionary zoning incentive under Section 585 of the Regulations. The full text of the proposed amendment is on file and available in the Town Clerk's office and the Planning and Zoning Office for inspection, and online at [www.darienct.gov/pzcpendingapplications](http://www.darienct.gov/pzcpendingapplications). Proposal to expand the footprint and floor area of the first floor of the existing commercial building, and to add give new apartments on a new second floor and partial third floor; reconfigure parking add landscaping; and to perform related site development activities. The 0.49+/- acre subject property is located on the north side of Boston Post Road at the northwest corner formed by its intersection with Dickinson Road, and is shown on Assessor's Map #42 as Lot #6 in the Neighborhood Business (NB) Zone.

Recommendations and/or technical comments should be received in the Planning and Zoning Office by:

**Tuesday, June 30, 2020**  
**10:00 A.M.**

Commission Hearing Scheduled:

**On or after July 7, 2020**

  
\_\_\_\_\_  
For Planning and Zoning Commission

Plan reviewed by: Captain Robert

Permit or approval from this Department \_\_\_ is/ \_\_\_ is not required.

Comments:

I do not see any CTA issues. -RS