

**ROCCO V. D'ANDREA INC.**  
 6 Neil Lane P.O. Box 543  
 RIVERSIDE, CT 06878

**LETTER OF TRANSMITTAL**

(203) 637-1779 Fax (203) 637-1770  
 www.rvdi.com

DATE	MAY 20, 2020	JOB NO.	19KR
ATTENTION	NA		
RE:	PROOF OF MAILING - FOR JUNE 2, 2020 PUBLIC HEARING FOR 26 LEEUWARDEN LNS.		

TO JEREMY GINSBERG, PLANNING & ZONING DIRECTOR  
DARLEN PLANNING & ZONING  
2 RENSLOW RD. DARLEN CT 06802

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:

Shop drawings  Prints  Plans  Samples  Specifications  
 Copy of letter  Change order  \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
1	5/19/20	-	NEIGHBOR NOTIFICATION
1	NA	-	LEGAL NOTICE FOR JUNE 2, 2020 PUBLIC HEARING
1	5/20/20	-	CERTIFICATIONS OF MAILING W/ LIST OF RECIPIENTS
1	5/16/20	-	NEIGHBOR LIST PROVIDED BY YOUR OFFICE PREVIOUSLY.

THESE ARE TRANSMITTED as checked below:

- For approval  Approved as submitted  Resubmit \_\_\_\_\_ copies for approval  
 For your use  Approved as noted  Submit \_\_\_\_\_ copies for distribution  
 As requested  Returned for corrections  Return \_\_\_\_\_ corrected prints  
 For review and comment  \_\_\_\_\_  
 FOR BIDS DUE \_\_\_\_\_  PRINTS RETURNED AFTER LOAN TO US

REMARKS

THESE DOCUMENTS WERE ELECTRONICALLY SUBMITTED ON  
 MAY 20, 2020.

MY REGARDS,

BRYAN SMITH FOR

ROCCO V. D'ANDREA INC. ENGINEERING & ARCHITECTURE

COPY TO \_\_\_\_\_

SIGNED: 

# Rocco V. D'Andrea, Inc.

LAND PLANNERS • ENGINEERS • SURVEYORS

SIX NEIL LANE • P.O. BOX 549  
RIVERSIDE, CONNECTICUT 06878  
TELEPHONE: 203 637-1779  
FAX: 203 637-1770  
EMAIL: [info@rvdi.com](mailto:info@rvdi.com)

May 19, 2020

Re: Town of Darien Planning & Zoning Commission  
Land Filling, Excavation & Regrading Application #476  
Daniel Wang, 26 Leeuwarden Lane, Darien, CT

Dear Adjacent Property Owner,

As agent for Daniel Wang, owner of 26 Leeuwarden Lane, Darien, Connecticut, we have filed an application with the Town of Darien Planning & Zoning Commission for permission to remove the existing dwelling, detached garage, and asphalt driveway; and construct a new dwelling, terrace, driveway, with site grading and drainage improvements.

This written notification to you is an application procedure required by the Town of Darien Planning & Zoning Commission in accordance with Section 1040 of the Darien Zoning Regulations.

The application is on file and open to the public for inspection in the office of the Darien Planning & Zoning Commission, Town Hall, 2 Renshaw Road, Darien, CT 06820, and can be found online at [www.darienct.gov/pzcpendingapplications](http://www.darienct.gov/pzcpendingapplications), or you may contact this office if you have any questions.

A public hearing on this application has been scheduled for **Tuesday, June 2, 2020 at 8:00 P.M. in Room 119 of Darien Town Hall at 2 Renshaw Road, Darien and via GoToMeeting.** Links to the GoToMeeting website and the meeting link with the required access code will be available at [www.darienct.gov/pzc](http://www.darienct.gov/pzc) before the scheduled meeting time.

The Planning and Zoning staff strongly urges applicants, their professionals, and the public to use GoToMeeting for attending and participating in the scheduled public hearing.

Sincerely,

ROCCO V. D'ANDREA, INC.



Leonard C. D'Andrea, PE

LCD:adm  
19RK PZ Notice

cc: Daniel Wang  
Planning and Zoning Commission

## 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

ADJACENT PROPERTY OWNERS WITHIN 100'  
PARID 07365, TAX MAP #29, Lot 103  
26 Leeuwarden Road  
May 5, 2020

**PARID 07112, Lot 98**  
Joseph and Melanie Kelly  
105 Christie Hill Road  
Darien CT 06820

**PARID 04119, Lot 99**  
Justin and Marie Maccarone  
115 Christie Hill Road  
Darien CT 06820

**PARID 09200, Lot 105**  
Richard and Holly Giordano  
17 Leeuwarden Lane  
Darien CT 06820

**PARID 05100, Lot 101A**  
Thomas and Dana Sulger  
20 Leeuwarden Lane  
Darien CT 06820

**PARID 06740, Lot 106**  
Gerard and Ann Berrigan  
11 Leeuwarden Lane  
Darien CT 06820

**PARID 05824, Lot 89**  
Michael and Susan Barr  
16 Top O Hill Road  
Darien CT 06820

**PARID 10736, Lot 88**  
Gwendolyn Webb, Tr, Et Al  
19 Top O Hill Road  
Darien CT 06820



ID	Site Address	Owner Name	Co-Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Map	Lot
7112	105 CHRISTIE HILL ROAD	KELLY JOSEPH T JR &	KELLY MELANIE L	105 CHRISTIE HILL ROAD	DARIEN	CT	6820	29	98
4119	115 CHRISTIE HILL ROAD	MACCARONE JUSTIN S JR &	MACCARONE MARIE V	115 CHRISTIE HILL RD	DARIEN	CT	6820	29	99
9200	17 LEEUWARDEN LANE	GIORDANO RICHARD P &	GIORDANO HOLLY M	17 LEEUWARDEN LANE	DARIEN	CT	6820	29	105
7365	26 LEEUWARDEN LANE	WANG DANIEL &	MALISKOVA BARBORA WANG	26 LEEUWARDEN LANE	DARIEN	CT	6820	29	103
5100	20 LEEUWARDEN ROAD	SULGER THOMAS C &	SULGER DANA W	20 LEEUWARDEN ROAD	DARIEN	CT	6820	29	101A
5824	16 TOP O HILL ROAD	BARR MICHAEL A &	BARR SUSAN M	16 TOP O HILL ROAD	DARIEN	CT	6820	29	89
10736	19 TOP O HILL ROAD	WEBB GWENDOLYN PATRICIA TR ET AL		19 TOP O HILL ROAD	DARIEN	CT	6820	29	88

26 Leeuwarden Lane  
 Verified 5/6/2020