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TOWN OF DARIEN  
PLANNING & ZONING

**RE: 97 Fitch Avenue – Project Narrative**

**Project Narrative:**

The owners of 97 Fitch Avenue propose to construct a new single-family residence, driveway, patio, and associated drainage and utility improvements on an existing developed property. There is an existing single-family residence and associated driveway on the property both of which are to be removed. The proposed improvements were previously approved and currently under construction.

This application proposes changes to the previously approved grading and patio area. The changes to the grading are located on the southern and western portion of the property. The new grading will create a flatter patio and lawn area by using retaining walls along the western and southern property lines. The changes include a slightly larger (275± SF) at grade patio with additional drainage to prevent any impacts to the neighboring properties. The proposed is very similar to the previously approved application which requires grading within 15' of the property lines.