

WILLIAM W. SEYMOUR & ASSOCIATES, P.C.

Land Surveyors ▪ Zoning and Land Use Consultants ▪ Hydrographic Surveying ▪ Coastal Permitting

June 5, 2020

Brian & Patricia Watson
6 Gracie Lane
Darien, CT 06820

Notification of Public Hearing for property of
Shima Amin & Marc Iyer
11 Shady Acres Road
Darien, CT 06820

Your neighbor who owns the above-mentioned property has applied to the Town of Darien Zoning Board of Appeals for a variance of Section 334 of the Darien Zoning Regulations, to allow the construction of a replacement two and one-half story dwelling; Section 334: 178 in lieu of 200 feet minimum required lot width.

A Public Hearing for this matter has been scheduled for 7:00 P.M. on Wednesday, June 17, 2020 via GoToMeeting.

A GoToMeeting login number is to be provided to the public a few days prior to the meeting via the Town of Darien website.

We have enclosed materials for you to familiarize yourself with the project. Please be advised that the complete application materials may be viewed at www.darienct.gov/zpabpendingapplications You may also contact our office at (203) 655-3331 for further assistance.

Thank You,

William W. Seymour & Associates, P.C.

Enclosures

Amin – 11 Shady Acres Road
Item K - Zoning Board of Appeals Application

SITE DESCRIPTION -

The subject property is located on the westerly side of Shady Acres Road approximately 805 feet southerly of the intersection of Shady Acres Road & Marianne Road. It is currently zoned "R – 2" and is depicted on Tax Assessor's Map 4 as Lot 8.

ZONING HISTORY –

The property was created by subdivision approved by the Planning & Zoning Commission on July 13, 1955. It is depicted as Lot 5 on Map 2546 of the Darien Land Records. At that time, the lot was located in a "AAA Residence Zone" the lot width and depth requirements at that time were both 150 feet. Under the current "R – 2" zoning, the lot width and depth requirements are both 200 ft.

EXISTING CONDITIONS –

The existing residence was erected in 1957 and is in poor condition. The property is dominated by inland wetland pockets & corridors and their associate Upland Review Areas. The lot is 172 feet wide at its narrowest point (the street line) and, over its approximately 440 foot depth, widens to 225 feet at its widest point (the rear property line). It is presumed that the existing house was built in its location due to these extensive wetlands.

PROPOSED PROJECT –

The proposed project consists of razing the existing house and building a replacement dwelling in the same general location with the same general orientation. A new driveway, septic system, well and other features associated with the construction of a new residence are also proposed. The new residence and its appurtenances have been designed to comply with all zoning setback, building height and building coverage requirements. We seek only a variance to allow the construction of the replacement dwelling on a portion of the lot having less than the minimum required lot width.

HARDSHIPS –

The hardships upon which this request is being made are as follows:

1. Changes to the Zoning Regulations/Zoning Map since the lot was created and the home built.
2. Longstanding non-conforming location of home with respect to Lot Width.
3. Extensive wetlands and their associated Upland Review Areas.

REQUESTED VARIANCES –

1) Variance of Section 334 – Lot Width and Depth Required

- a) To allow construction of a building housing a principal use on a portion of a lot having a minimum width of less than the distance specified for the zone in which it is located, specifically 178 feet in lieu of the 200 feet required.

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals (ZBA) of the Town of Darien, Connecticut will meet in Public Meeting Room 119 (by prior arrangement 203-656-7351) of the Darien Town Hall, 2 Renshaw Road and via GoToMeeting, at 7:00 P.M. on Wednesday, June 17, 2020 or any adjournment or adjournments thereof, to conduct Public Hearings and/or act on the following:

CALENDAR NO. 4-2020 The application of Lance E. Zimmermann, AIA and Zimmermann Architecture on behalf of Marie Gallagher submitted on February 18, 2020 for an interpretation of Section 385 and a variance of Section 334 of the Darien Zoning Regulations; to allow the construction of a replacement 2½ story dwelling; Section 385: a determination that the subject lot is a legal nonconforming building lot with 8,847 in lieu of 14,520 square feet minimum required lot size and 49.9 in lieu of 80.0 feet minimum required lot width, and can be properly developed with adequate related site improvements; and Section 334: construction on a building lot with 49.9 in lieu of 80.0 feet minimum required lot width. The property is located on the west side of Noroton Avenue approximately 150 feet north of the intersection with Elm Street and is shown on Assessor's Map #21 as Lot #120, being 241 Noroton Avenue and located in an R-1/3 (residential) Zone.

CALENDAR NO. 5-2020 The application of James Bradshaw on behalf of Wenkai Bradshaw submitted on February 19, 2020 for a variance of Section 406 of the Darien Zoning Regulations, to allow the construction of a second story addition; Section 406: 10.5 in lieu of 30.0 feet minimum required Patricia Lane front yard setback. The property is situated on the east side of Dubois Street at the southeast corner formed by the south intersection of Dubois Street and Patricia Lane and is shown on Assessor's Map #43 as Lot #90, being 20 Dubois Street and located in an R-1/3 (residential) Zone.

CALENDAR NO. 6-2020 The application of John & Bethany Lilliquist submitted on February 19, 2020 for variances of Section 406 of the Darien Zoning Regulations; to allow the construction of second story and two story additions; Section 406: 4.8 in lieu of 10.0 feet minimum required south side yard setback, 13.0 in lieu of 15.0 feet minimum required north side yard setback, and 17.8 in lieu of 25.0 feet minimum required total of two side yards setback. The property is situated on the east side of the western segment of Walmsley Road approximately 100 feet south of the intersection with Hollow Tree Ridge Road and is shown on Assessor's Map #46 as Lot #108, being 42 Walmsley Road and located in an R-1/3 (residential) Zone.

CALENDAR NO. 8-2020 The application of Mark S. Lebow, PLS on behalf of Shima Amin/Marc Iyer submitted on March 24, 2020 for a variance of Section 334 of the Darien Zoning Regulations, to allow the construction of a replacement two and one-half story dwelling; Section 334: 178 in lieu of 200 feet minimum required lot width. The property is situated on the west side of Shady Acres Road approximately 800 feet south of Marianne Road and is shown on Assessor's Map #4 as Lot #8, being 11 Shady Acres Road and located in an R-1 (residential) Zone.

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170 Noroton Avenue
Darien, CT 06820



Everett & Frances Sessa
9 Shady Acres Rd.
Darien CT 06820

William W. Seymour & Assoc
Land Surveyors
170 Noroton Avenue
Darien, CT 06820



Christopher & Caroline Verrone
8 Shady Acres Rd.
Darien CT 06820

William W. Seymour & Assoc
Land Surveyors
170 Noroton Avenue
Darien, CT 06820



Sturgis & Carolyn Woodberry
7 Gracie Lane
Darien, CT 06820

William W. Seymour & Assoc
Land Surveyors
170 Noroton Avenue
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Brian & Patricia Watson
6 Gracie Lane
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Land Surveyors
170 Noroton Avenue
Darien, CT 06820



Dylan & Brooke Blair
12 Shady Acres Rd.
Darien CT 06820

William W. Seymour & Assoc
Land Surveyors
170 Noroton Avenue
Darien, CT 06820



Edward & Beatrice Repking
15 Shady Acres Rd.
Darien CT 06820

William W. Seymour & Assoc
Land Surveyors
170 Noroton Avenue
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Andrew Schau &
Madeline Turci
16 Shady Acres Rd.
Darien, CT 06820