



**TOWN OF DARIEN
ZONING BOARD OF APPEALS
APPLICATION FORM**

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APR 17 2020

TOWN OF DARIEN
PLANNING & ZONING

CALENDAR #

Date Submitted:

9-2020

Application is hereby submitted for approval of the following (check all that apply):

- Variance of the Darien Zoning Regulations under
Section(s) 406. The variance being requested is
24.9 in lieu of 27.7 required.
- Coastal Site Plan Review under Section 813 of the Darien Zoning Regulations.
- Appeal of a decision, order, requirement or determination of the Zoning Enforcement Officer under Section 1122 of the Darien Zoning Regulations.
- Other (specify) _____

Property Location:

Street Address: 19 OLD STONE ROAD

Assessor's Map(s) # 1571 as Lot(s) # 10

Subject property is situated on the [north south east west] side of OLD STONE ROAD (street)
(circle as appropriate)

approximately 800 feet [north south east west] from the corner formed by the
(circle as appropriate)

intersection of LEROY and OLD STONE ROAD (streets).

Zoning District(s): R1/3 Size of Site: 2,333 square feet, 14,505 acres

The subject property is is not within 500 feet of an adjoining municipality.

Applicant:

Name: DAVID + ANNA PHELAN

Address: 19 OLD STONE ROAD
DARIEN, CT

Phone #: 860.434.5054

Fax #: _____

E-mail address: mepmellen@oppwulfe.net

Signature: David Phelan

Property Owner:

Name: DAVID + ANNA PHELAN

Address: 19 OLD STONE ROAD
DARIEN, CT 06820

Phone #: 860.434.5054

Fax #: _____

E-mail address: mepmellen@oppwulfe.net

Signature: Anna Phelan

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Representative or Contact Person (to whom all correspondence shall be addressed)

Name: DAVID J. PALOMBO

Company/Firm: PALOMBO ARCHITECTURAL DESIGN Phone #: _____

Address: 823 RIDGEFIELD ROAD Fax #: _____

WILTON, CT, 06897

Email address: PALDAVE2002@YAHOO.COM

Signature: 

As part of the subject request, are you proposing to demolish all or part of an existing structure?
 Yes / No (circle one) If so, All / Part (circle one)

Date of deed of the property of present owner: 1.11.17

Is the property subject to any restrictive covenant that might affect the proposed activity?
Yes / No (circle one) If so, please attach.

List below any prior applications to the Zoning Board of Appeals (ZBA) affecting these premises:

"ITEM K"---Summary of proposed activity, justification and alternatives:

A more detailed explanation must be attached to this application. This should include a statement of the purpose of this application; the principal points on which it is based; a description of existing conditions; proposed changes or work; alternatives investigated and their potential impacts; and the hardships related to the land to justify the variance. Personal, family, and financial conditions are NOT justification for a variance. Prepare this summary on separate 8 1/2 x 11 pages, with the title "ITEM K", and include the property address and owner's name.

The Application Fee of \$610 is for a Variance, Interpretation and/or Appeals (as of 03/31/2019)

See Appendix B - Schedule of Fees of Darien Zoning Regulations.

Make checks payable to the "Town of Darien"

See requirements under Section 1040 for the applicant's responsibility regarding notification of nearby property owners.

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Unless specifically waived in advance and in writing by the ZBA Staff, all required materials must be submitted as part of this application:

The following information is required:

*Development Plan(s) completed in accordance with "Site Plan Checklist" –
Ten (10) Sets of Plans including:*

For Building Setback or Building Coverage Requests under Section 406 of the Zoning Regulations:

- Existing and Proposed Conditions based on updated "A-2" Survey
- Site Development Plan
- Grading and Storm Drainage Management Plan
- Computations and Analysis of Stormwater Runoff
- Landscaping Plan
- Architectural Floor Plans and Elevations
- Utility Plans
- Chart or Table of Zoning Data
- Soil Erosion and Sedimentation Control Plan
- Staging or Phasing Plan

For Coastal Site Plan Reviews under Section 813 of the Zoning Regulations:

- Base Map showing regulated area(s)
- Environmental Assessment Report
- Review of CAM policies & goals

For Flood Regulation-related variance requests under Section 820 of the Zoning Regulations:

- Base Map of Flood Zones and Elevations
- Architectural Floor Plans including elevation of each floor level within the structure
- Engineering Report and certification regarding impact on flood conditions
- Assessed Value of Land and Building
- Estimated Cost of Proposed Changes

For Parking Variances under Section 900 of the Zoning Regulations:

- Detailed Plans of Existing and Proposed Conditions
- Report Detailing Operation methods, Nature of the Business, and Parking Report

For additional information, see the "[ZBA Revised Basic Instructions Form](#)" on the Town of Darien web site: www.darienct.gov.

Last revised 3/2019

ZBA\ZBA Revised Basic Applic form-rev03.2019

ITEM K

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Dear Board Members

The purpose of this variance application is to provide closet + storage space to the existing dwelling @ 19 Old Stone Road. Presently the only closet on the 1st floor is inside the existing Master Bedroom. This is the hardship we wish to overcome.

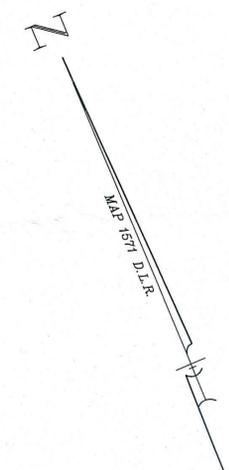
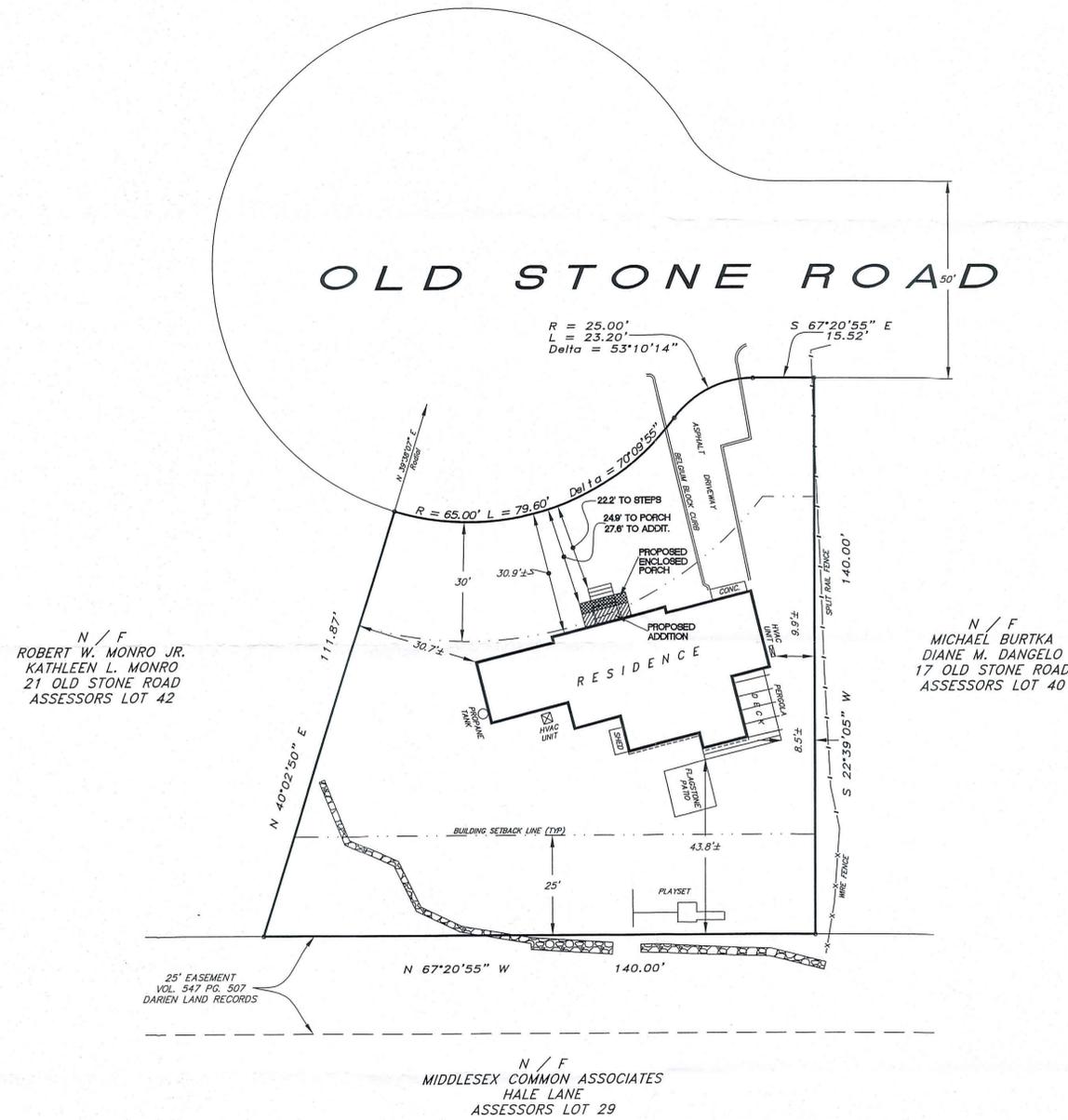
We are seeking to create a small area to greet guests and provide closet and storage space to hang there coats, since the existing front door opens directly into the stairs that go to the 2nd floor, with the Living Room to the right and the Dining Room to the left. One alternative is to build into the existing space, but that would intrude into both the dining room + Living Room. This option would not provide the required needed egress of 3 feet, since the stairs are 3 feet from the front door.

The other option would be the Family Room. There is a small closet that has storage for existing family, however does not provide for guests.

Respectfully submitted

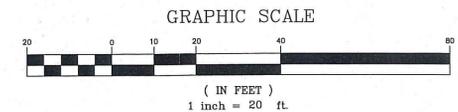
David + Anna Phelan
19 Old Stone Road
Darien, Ct 06820

ZONING CHART		R - 1/3 ZONE	
ZONING ELEMENT	MIN/MAX	EXISTING	PROPOSED
LOT AREA	0.3333 ACRES 14,520 SQ. FT.	0.3330± ACRES 14,505± SQ. FT.	NO CHANGE
MIN. WIDTH	80 FEET	109.7 FEET @ RESIDENCE	NO CHANGE
MIN. FRONTAGE	50 FEET	118.32 FEET	NO CHANGE
MIN. DEPTH	100 FEET	103.9 FEET	NO CHANGE
MIN. FRONT YARD	30 FEET	30.9± FEET RES. 27.1± FEET PORCH	27.6± FEET ADDIT. 24.9± FEET PORCH 22.2± FEET STEPS
MIN. SIDE YARD (LEAST ONE)	10 FEET	8.5± FEET	NO CHANGE
MIN. SIDE YARD (TOTAL OF TWO)	25 FEET	39.2± FEET	NO CHANGE
MIN. REAR YARD	25 FEET	43.8± FEET	NO CHANGE
MAX. BUILDING HEIGHT (STORIES)	2-1/2 STORIES	2 STORIES	NO CHANGE
MAX. BUILDING HEIGHT (FEET)	30 FEET	18.6± FEET	NO CHANGE
MAX. BUILDING COVERAGE	20 PERCENT 2,901 SQ. FT.	14.55± PERCENT 2,111± SQ. FT.	15.10± PERCENT 2,191± SQ. FT.



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TOWN OF DARIEN
PLANNING & ZONING

ZONING LOCATION SURVEY
PREPARED FOR
DAVID C. PHELAN
ANNA S. PHELAN
19 OLD STONE ROAD
DARIEN CONNECTICUT
SCALE : 1" = 20' APRIL 3, 2020
PROPOSED CONDITIONS REVISED - APRIL 20, 2020
WILLIAM W. SEYMOUR & ASSOCIATES, P.C.
LAND SURVEYORS ~ ZONING & LAND USE CONSULTANTS
170 NOROTON AVENUE ~ 203-655-3331 DARIEN, CONN. ©



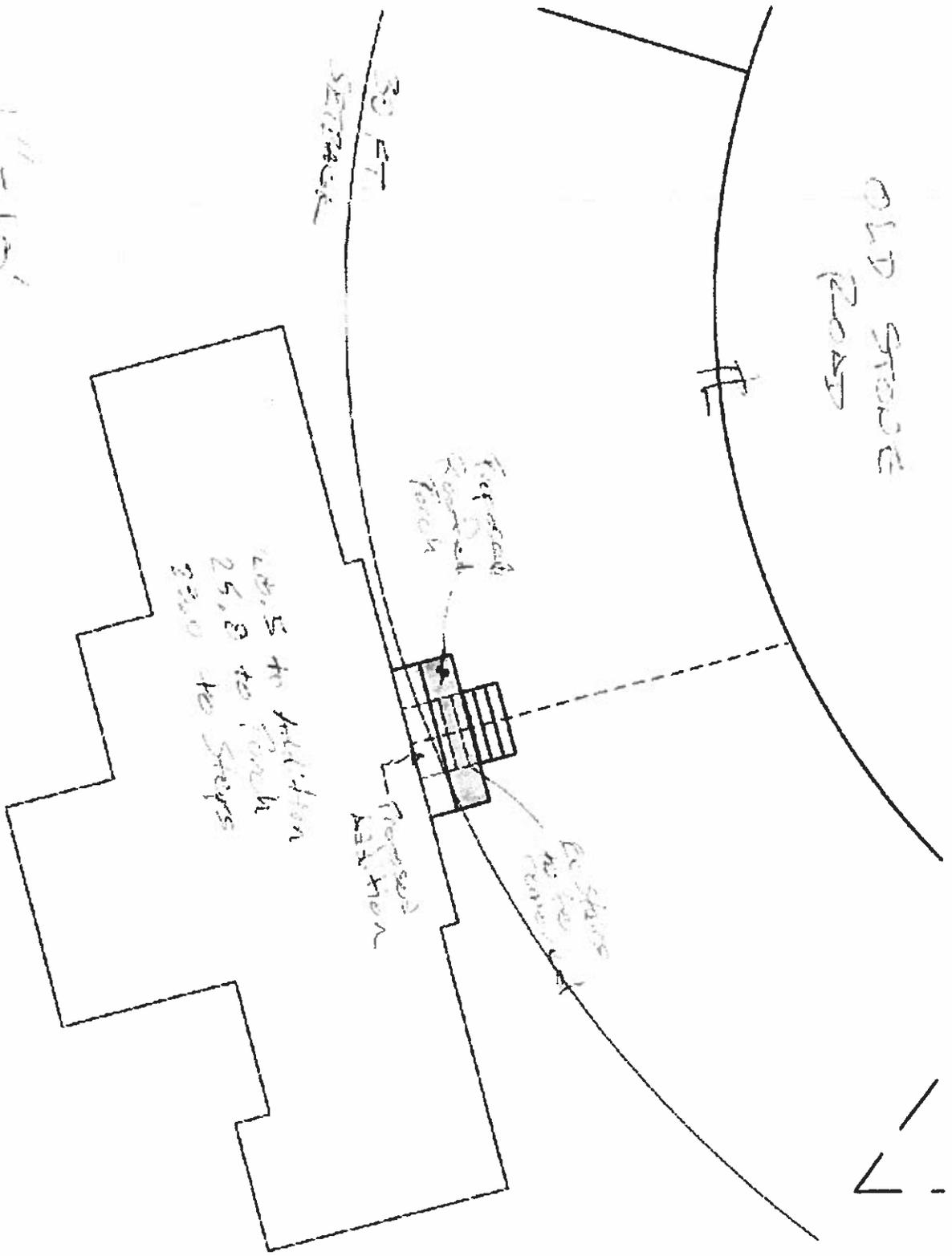
THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS AMENDED ON OCTOBER 26, 2018.
IT IS A ZONING LOCATION SURVEY THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 'A - 2' AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENTS WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.
THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN FOR THAT WHICH WAS INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS MAP RENDERS THE PREPARER'S DECLARATION NULL AND VOID.
DISTANCES NOTED +/- FROM BUILDINGS TO PROPERTY LINES ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE USED TO ESTABLISH PROPERTY BOUNDARIES.
UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT DEPICTED HEREON.
PROPERTY IS LOCATED IN A 'R - 1/3' ZONE.
REFER TO LOT 10, MAP 1571 OF THE DARIEN LAND RECORDS.
REFER TO DEED RECORDED IN VOL. 1605, PG. 407 OF THE DARIEN LAND RECORDS.
REFER TO EASEMENT AGREEMENT RECORDED IN VOL. 547 PG. 507 REGARDING 25 FT. EASEMENT ADJOINING THE PREMISES TO THE SOUTH.
THERE ARE NO INLAND WETLANDS OR WATERCOURSES LOCATED ON THIS PROPERTY AS INDICATED ON THE TOWN OF DARIEN INLAND WETLANDS AND WATERCOURSES MAP REVISED TO JUNE 13, 2019.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON
Jeffrey W. McDougall CT PLS NO. 70090



**Inspiration comes from this 1700's New England entrance.
Vestibules were built to increase hall space.**

1" = 10'



30 FT SETBACK

OLD STAGE ROAD

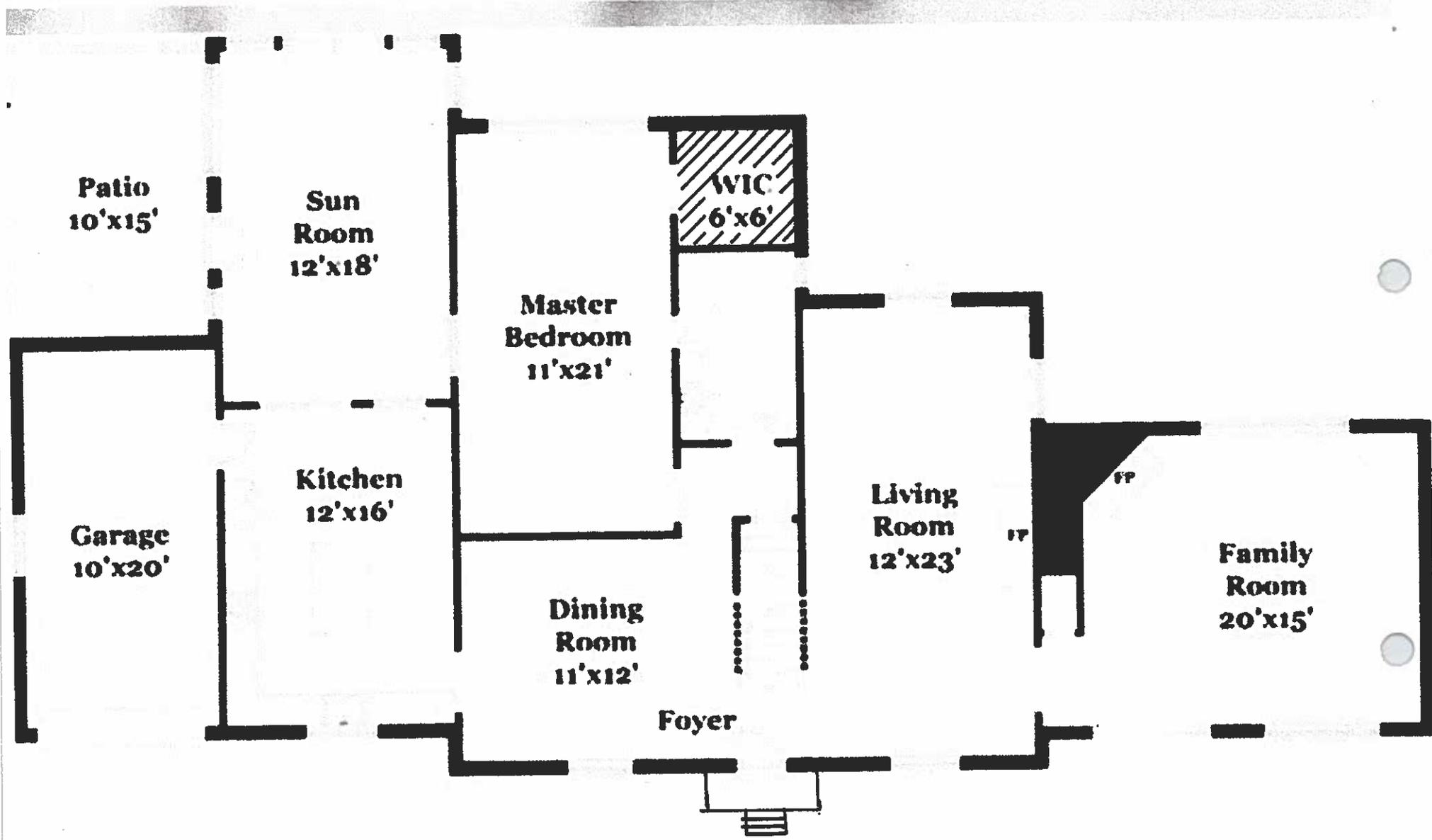
Proposed Removal Patch

Proposed Addition

Proposed Addition

40.5 to Addition
25.8 to Patch
20.0 to Streets





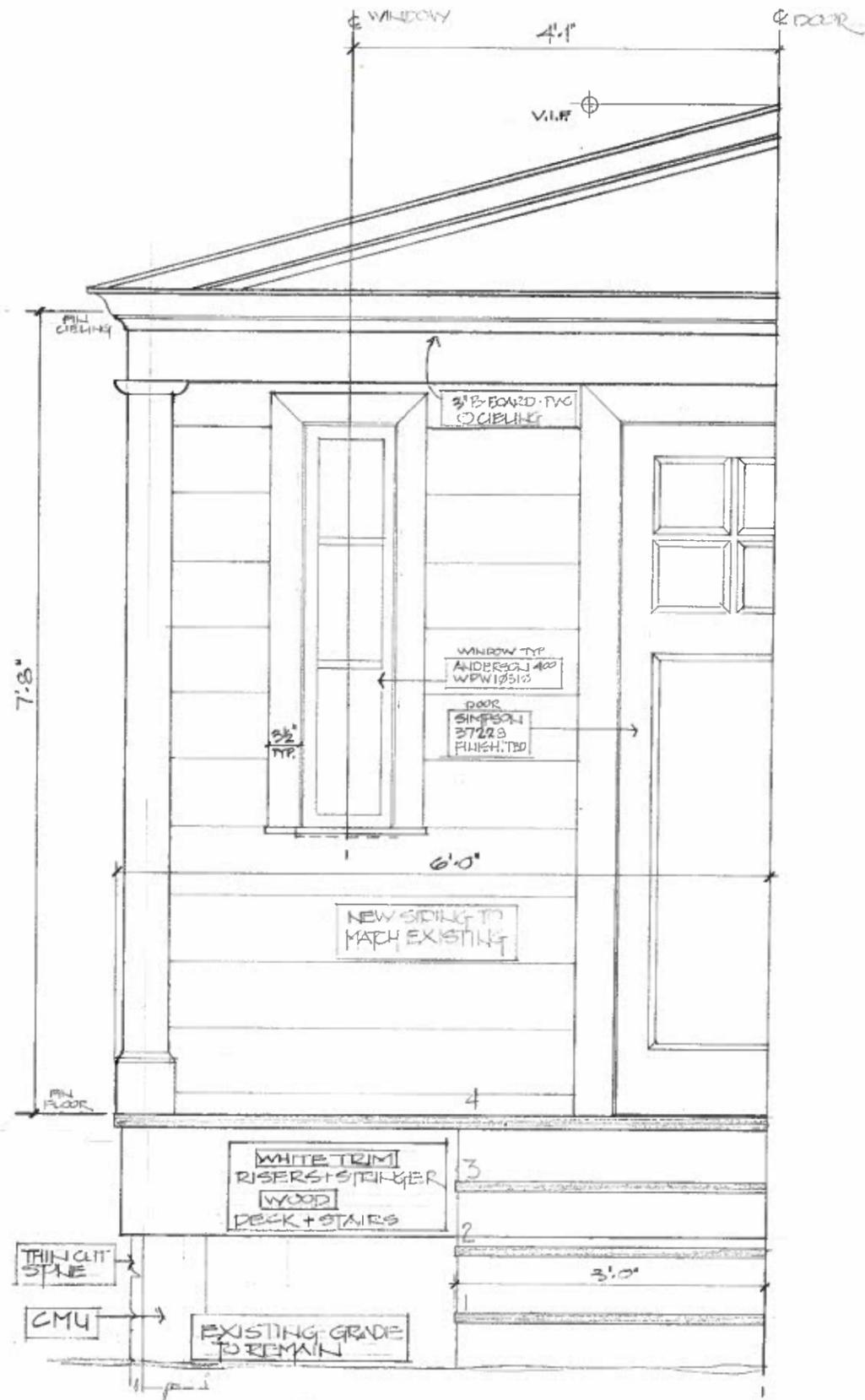
1

FLOOR PLAN: 1ST FLOOR

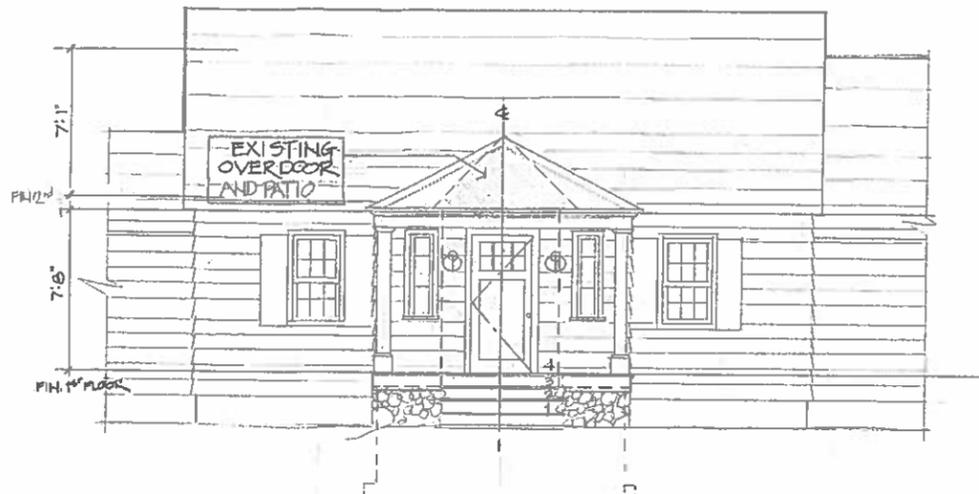
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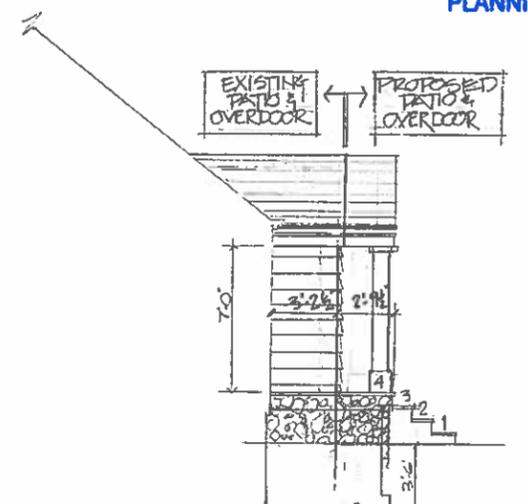
TOWN OF DARIEN
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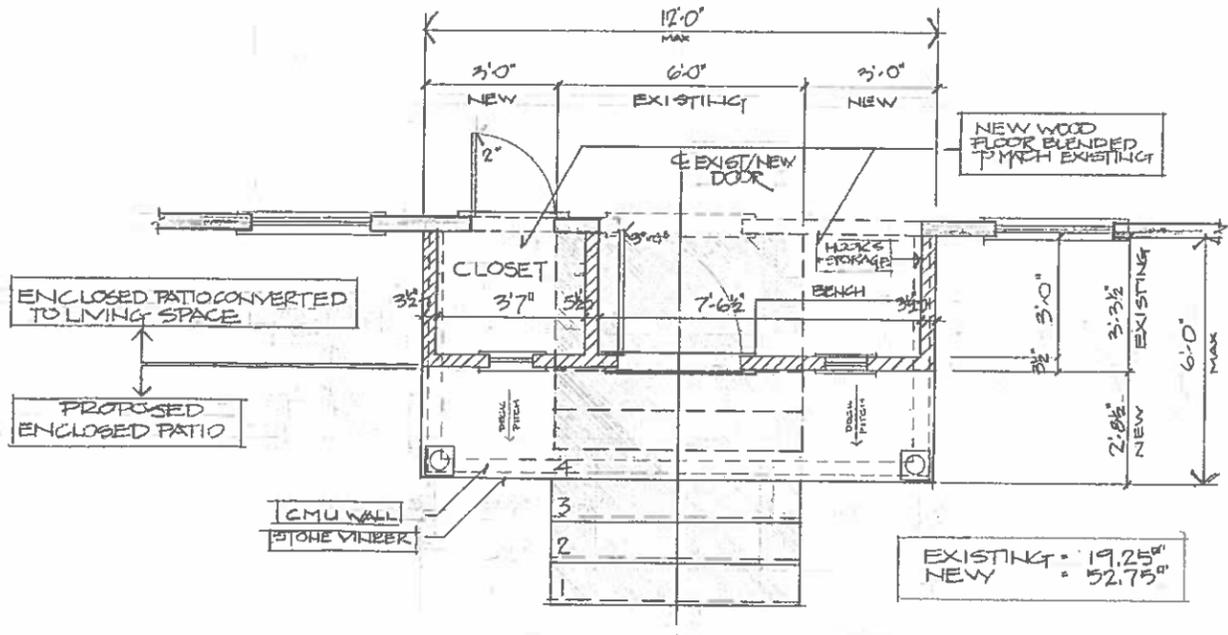
4 NEW FRONT ENTRANCE 13'-10"



2 NEW FRONT ENTRANCE: ELEVATION 4'-10"



3 NEW FRONT ENTRANCE: SIDE VIEW 4'-10"



1 NEW FRONT ENTRANCE: PLAN 11'-0"

ROOF
 ASPHALT SHINGLES
 WHITE GLAZED
 2" SHEATHING
 2" RAFTERS @ 16" O.C.
 STEEP BOARD INSUL. R-30
 1/2" GYP BOARD
 CONTINUOUS TRIPLE EDGE
 ALUM. GUTTERS + SOFFITS

EXTERIOR WALLS
 SIDING TO MATCH
 1/2" SHEATHING
 2x6 STUD WALL @ 16" O.C.
 STEEP BOARD INSUL. R-30
 1/2" GYP BOARD
 DEL. TOP PLATE
 RASTER TIES
FOUNDATION
 CMU CONCRETE MASONRY
 UNIT FOOTING
 THIN SPLE VIBER
 ANCHOR BOLL
 TERNITE + RODENT
 BARRIER
 FLASHING @ ALL
 WINDOWS + DOORS

PHILAN RESIDENCE
 110 OLD STINE ROAD
 DARIEN, CT 06820

SCALE: AS SHOWN APPROVED BY: _____ DRAWN BY: [Signature]
 DATE: 3.17.20 REVISED: _____

NEW FRONT ENTRANCE

PALETTE ARCHITECTURAL DESIGN
 323 RIVERFIELD ROAD WILMINGTON, CT 06401