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 206 (or alternative if necessary) of the Darien Town Hall, 2 Renshaw Road at 7:00 P.M. on Wednesday, March 18, 2020 or any adjournment or adjournments thereof, to conduct Public Hearings and/or act on the following:

CALENDAR NO. 1-2020 The application of Christine & David Selph submitted on January 15, 2020 for variances of Section 406 of the Darien Zoning Regulations, to allow the construction of two story and covered porch additions; Section 406: 17.3 in lieu of 40.0 feet minimum required east rear yard setback for the two story addition; and 37.5 in lieu of 40.0 feet minimum required east rear yard setback for the porch. The property is situated at the north end of a common driveway located on the north side of Old Farm Road approximately 200 feet west of the intersection of Searles Road and is shown on Assessor's Map #66 as Lot #95, being 45R Old Farm Road and located in an R-1 (residential) Zone.

CALENDAR NO. 2-2020 The application of Rebecca & Jeff Morrison submitted on January 14, 2020 for variances of Section 406 of the Darien Zoning Regulations, to allow the construction of wood front steps, covered porch and 1/3 story raised roof additions; Section 406: 12.4 in lieu of 30.0 feet minimum required front yard setback for the front steps; and 16.3 in lieu of 30.0 feet minimum required front yard setback for the covered porch and raised roof additions. The property is situated on the south side of Prospect Avenue approximately 600 feet east of the intersection of Mansfield Avenue and is shown on Assessor's Map #16 as Lot #75, being 13 Prospect Avenue and located in an R-1/3 (residential) Zone.

CALENDAR NO. 3-2020 The application of Mark S. Lebow and William W. Seymour & Assoc., PC on behalf of Mary Connell Lifton and Tyler Lifton submitted on January 15, 2020 for variances of Section 406 of the Darien Zoning Regulations, to allow the construction of covered entry porch, one half, and two story additions and the relocation of AC equipment; Section 406: 13.9 in lieu of 40.0 feet minimum required front yard setback and 36.6 in lieu of 65.0 feet minimum required front yard setback as measured from the centerline of Middlesex Road for the covered entry porch; 14.2 in lieu of 40.0 feet minimum required front yard setback and 36.6 in lieu of 65.0 feet minimum required front yard setback as measured from the centerline of Middlesex Road for the one half story addition; 37.8 in lieu of 40.0 feet minimum required front yard setback and 60.5 in lieu of 65.0 feet minimum required front yard setback as measured from the centerline of Middlesex Road for the two story addition; and 10.0 in lieu of 15.0 feet minimum required side yard setback for the AC equipment. The property is situated on the south side of Middlesex Road approximately 300 feet east of the intersection of Hollow Tree Ridge Road and is shown on Assessor's Map #22 as Lot #80, being 180 Middlesex Road and located in an R-1/2 (residential) Zone.

CALENDAR NO. 4-2020 The application of Lance E. Zimmerman, AIA and Zimmerman 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. 7-2020 The application of Amy Samuelson, AIA and The S/L/A/M Collaborative, Inc. on behalf of Town of Darien, c/o Ox Ridge School Building Committee and Randy Giraldo submitted on February 21, 2020 for a variance of Section 424 of the Darien Zoning Regulations, to allow the construction of a replacement school structure while the existing school temporarily remains; Section 424: 30.0 in lieu of 25.0% maximum allowable coverage. The property is situated on the west side of Mansfield Avenue approximately 400 feet south of Pembroke Road and is shown on Assessor's Map #2 as Lot #8, being 395 Mansfield Avenue and located in an MU Municipal Overlay R-2 (residential) Zone.

Plans and related application materials may be reviewed during regular office hours, Monday through Friday 8:30 A.M. to 4:30 P.M. at the Planning and Zoning Office, Town Hall, 2 Renshaw Road, Darien, CT. At the Public Hearing, interested persons may be heard and written communication may be received.

Mike Nedder, Chair
3/5 & 3/12

Eberhardt, Tamara

From: Eberhardt, Tamara
Sent: Monday, March 2, 2020 9:26 AM
To: HearstMediaCT, Legals
Subject: Acct 335322: Legal Notice Publication, ZBA PH 03/18/2020
Attachments: 03.18.2020ph.docx

Good Morning,

Can you please publish the attached **03.18.2020ph.doc** Legal Notice of Public Hearing of the Darien Zoning Board of Appeals to be held on Wednesday, March 18, 2020 in the **Thursday, March 5, 2020 AND Thursday, March 12, 2020** issues of the Darien Times? At your convenience, please confirm both dates of publication and also provide a proof so that we can proceed. I have attached a Word file.

Thank you,

Tamara Eberhardt
Office Administrator
Planning & Zoning Department
Town of Darien
(203) 656-7351