

September 10, 2020

Molly & Michael Young
68 Peach Hill Road
Darien, CT 06820

Re: **ZBA Calendar No. 17-2020**
26 Peach Hill Road
Darien, CT

Dear Neighbor,

Jeff & Ikuko Brown have applied to the Zoning Board of Appeals for a variance to the Darien Zoning Regulations. They seek permission to remain living in the existing house on their property while a new house is being constructed. After the new house is completed the existing house will be demolished. Enclosed for your review is a copy of "Item K" from the application, which describes the specific variance being requested.

A Public Hearing for this matter has been scheduled for 7:00 PM Wednesday evening, September 23, 2020. In light of the Coronavirus pandemic the public hearing will be held virtually over 'GoToMeeting'. The meeting ID number is 803 209 805. I have also enclosed a copy of the legal notice with this letter.

If you have any questions about this application, please feel free to contact me directly at 203-655-9340 (extension 12). In addition, please note that a copy of the complete application is available for your review at www.darienct.gov/zbapendingapplications.

Sincerely,

A handwritten signature in black ink, appearing to read 'R Metzgar', written over a white background.

Robert Metzgar, AIA

Enclosures:
'Item K'
Legal Notice

August 19, 2020

ZBA APPLICATION: ITEM 'K'

Property Address: 26 Peach Hill Road
Darien, Connecticut
Tax Map No.: 06
Parcel No.: 129
Zone: R-2
Variance Request: We request a variance to the Darien Zoning Regulations to allow the owners of 26 Peach Hill to live in the existing house on the site while their new house is being constructed.

A. Project Description

Jeff & Ikuko Brown are applying for a variance to continue living in their existing home at 26 Peach Hill Road while a new house is being constructed on the same site. The site is 2.99 acres (including a 0.24 acre accessway) in a 2 acre zone. The lot is a rear lot, with mature vegetative screening on 3 sides, and multiple generous locations for construction staging and vehicle parking. It is our understanding that requests for variances to allow an owner to live in an existing house while a new house is being constructed have been granted in the past with a caveat that the new house is provided a temporary C.O. giving 30 days from issue for demolition of the existing house – a qualification which Jeff & Ikuko would be happy to accept.

The Site Development Plan prepared by DiVesta Civil Engineering has been submitted to, and subsequently given preliminary approved by the EPC at their meeting on 8/12/20 (application #EPC-18-2020). At that meeting Doug DiVesta, PE, advised the EPC that the Browns intended to remain in the existing house during construction of the new house if possible.

Mr. DiVesta has also noted that keeping the existing house will not dramatically interfere with construction period site drainage and erosion control, and that standard erosion control methods will be implemented during construction. The detention galleries shown at the eastern end of the property would not be installed/utilized until the end of the project to prevent the galleries from being filled with sediment.

In response to the Coronavirus pandemic Jeff is currently working from home, while Ikuko provides care for their two children. Their current home provides a practical setup that they are unlikely to find in a rental property. They are taking all opportunities to limit their exposure to those outside of their family unit.

Taking these points into consideration, we respectfully ask that you grant our request.

Sincerely yours,

Robert Metzgar, AIA
Agent for the Owner

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals (ZBA) of the Town of Darien, Connecticut will meet via Go To Meeting 803 209 805 with possible Staff only in Darien Town Hall, 2 Renshaw Road at 7:00 P.M. on Wednesday, September 23, 2020 or any adjournment or adjournments thereof, to conduct Public Hearings and/or act on the following:

CALENDAR NO. 16-2020 The application of Daniel Conlon and Daniel Conlon Architects on behalf of Lucille Story submitted on August 18, 2020 for a variance of Section 406 of the Darien Zoning Regulations, to allow the construction of a one story addition; Section 406: 61.3 in lieu of 65.0 feet minimum required front yard setback as measured from the centerline of Raymond Heights. The property is situated on the west side of Raymond Heights approximately 250 feet northwest of the intersection of Raymond Street and is shown on Assessor's Map #36 as Lot #87, being 11 Raymond Heights and located in an R-1/2 (residential) Zone.

CALENDAR NO. 17-2020 The application of Robert Metzgar, AIA and Neil Hauck Architects on behalf of Jeffery Brown submitted on August 19, 2020 for variances of Sections 331 and 402a of the Darien Zoning Regulations to allow the existing residence to remain until the proposed replacement residence is completed. Section 331: two in lieu of one, maximum main building on one lot; and Section 402a: two in lieu of one single-family dwelling on its own lot. The property is accessed by a common driveway situated on the west side of Peach Hill Road approximately 700 feet west of Mansfield Avenue and is shown on Assessor's Map #6 as Lot #129, being 26 Peach Hill Road and located in an R-1 (residential) Zone.

CALENDAR NO. 18-2020 The application of Anthony Yell submitted on August 26, 2020 for variances of Section 406 of the Darien Zoning Regulations, to allow the construction of house roof overhangs and a rear landing with stairs; and construction of a detached one story garage; Section 406: for the house roof overhangs 24.6 in lieu of 40.0 feet minimum required Oak Crest front yard setback, and 15.3 in lieu of 25.0 feet minimum required rear yard setback; for the house rear landing and steps 14.9 in lieu of 25.0 feet minimum required rear yard setback; for the detached garage 10.5 in lieu of 40.0 feet minimum required Oak Crest front yard setback, 12.7 in lieu of 40.0 feet minimum required Mansfield Avenue front yard setback, and 7.1 in lieu of 10.0 feet minimum required accessory side yard setback; and for the total project 23.3 in lieu of 20.0% maximum allowable building coverage. The property is situated on the south side of Oak Crest at the intersection of Mansfield Avenue and is shown on Assessor's Map #15 as Lots # 111 and 112, being 2 Oak Crest and located in an R-1/2 (residential) Zone.

Plans and related application materials may be viewed at www.darienct.gov/zbapendingapplications. At the Public Hearing, interested persons may be heard and written communication may be received.

Mike Nedder, Chair
9/10 & 9/17

ZBA/LegalNot/09.23.2020ph

ID	Site Address	Owner Name	Co-Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Map-Lot
04135	68 PEACH HILL ROAD	YOUNG MOLLY BOHONNON & WALKER ANNE M &	YOUNG MICHAEL	68 PEACH HILL ROAD	DARIEN	CT	06820	06 133
04303	30 PEACH HILL ROAD	WALKER ANNE M & SOSNOW PETER - TR &	WALKER GEORGE R II	30 PEACH HILL ROAD	DARIEN	CT	06820	06 130
06104	15 FOX HILL LANE	BENEDICT PETER S & MULLER THEO W TR &	SOSNOW ELIZABETH - TR ET AL	15 FOX HILL LANE	DARIEN	CT	06820	06 117
06484	17 FOX HILL LANE	WRIGHT STEVEN A &	BENEDICT AMY D	17 FOX HILL LANE	DARIEN	CT	06820	06 116
08328	20 PEACH HILL ROAD	CPFL 2018 REVOCABLE TRUST	MULLER BERTHA A TR ET AL	20 PEACH HILL ROAD	DARIEN	CT	06820	06 127
09315	13 FOX HILL LANE	SCHLACHTENHAUFEN JOHN E & SCHLACHTENHAUFEN SALLY	WRIGHT ALISON C	13 FOX HILL LANE	DARIEN	CT	06820	06 118
09411	40 PEACH HILL ROAD	VANDENBROEK MERRILL		40 PEACH HILL ROAD	DARIEN	CT	06820	06 131
09430	58 PEACH HILL ROAD	HARDY CINDY		58 PEACH HILL ROAD	DARIEN	CT	06820	06 132
09621	11 FOX HILL LANE	BARRETT STEPHEN R & PELLEY SCOTT C TR ET AL		11 FOX HILL LANE	DARIEN	CT	06820	06 119
09684	22 PEACH HILL ROAD		BARRETT SHANNON M	22 PEACH HILL ROAD	DARIEN	CT	06820	06 128
10406	72 PEACH HILL ROAD			72 PEACH HILL ROAD	DARIEN	CT	06820	06 134
11044	5 PEACH HILL ROAD			120 ACKER ROAD	KENDALIA	TX	78027	06 139A

Subject Property
09353 26 PEACH HILL ROAD BROWN JEFFERY N
verified 8/20/2020

26 PEACH HILL ROAD DARIEN CT 06820 06 129

Property Information

Property ID: 09353
Location: 26 PEACH HILL ROAD
Owner: BROWN JEFFERY N



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town of Darien, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 8/1/2019
Data updated 8/1/2019

