

ID	Site Address	Owner Name	Co-Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Map-Lot
04041	5 OAK CREST ROAD	STEARNS WHITNEY K JR	STEARNS LORIN M	5 OAK CREST ROAD	DARIEN	CT	06820	15 91
05900	9 OAK CREST ROAD	WALTERS CHRISTOPHER W &	WALTERS COURTNEY E	9 OAK CREST ROAD	DARIEN	CT	06820	15 92
05930	105 MANSFIELD AVENUE	FISHER JANET		105 MANSFIELD AVENUE	DARIEN	CT	06820	17 31
06514	4 OAK CREST ROAD	BORDEN LISA	BORDEN JOSHUA	4 OAK CREST ROAD	DARIEN	CT	06820	15 110
06772	6 OAK CREST ROAD	BRYN MAWR TRUST CO OF DELAWARE - TR	CLB TRUST	6 OAK CREST ROAD	DARIEN	CT	06820	15 109
07114	108 MANSFIELD AVENUE	SPELLMAN THOMAS MICHAEL JR &	SPELLMAN ALEXANDRA DUPLEX	108 MANSFIELD AVENUE	DARIEN	CT	06820	15 113
08572	104 MANSFIELD AVENUE	LI KWONG WA &	LI LILY WONG	104 MANSFIELD AVENUE	DARIEN	CT	06820	15 114A
10557	109 MANSFIELD AVENUE	DEGRAAFF GERRIT JAN &	DEGRAAFF MARIHY CATHLEEN	109 MANSFIELD AVENUE	DARIEN	CT	06820	17 32

Subject Property 04496 2 OAK CREST ROAD YELL ANTHONY J DARIEN CT 06820 15 111 & 112  
verified 8/20/2020

2 OAK CREST ROAD



Google Directions

Zoom

View Details

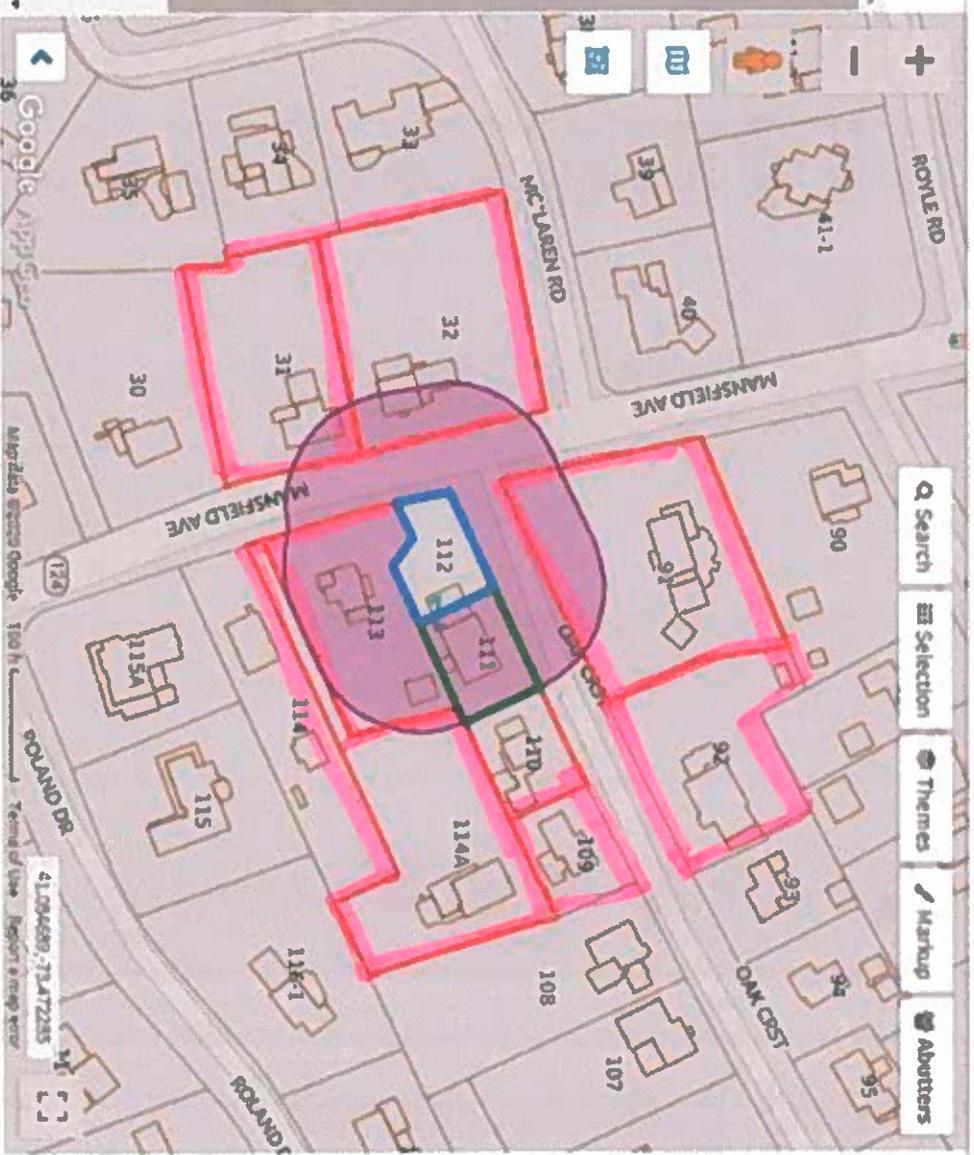
Google Maps Link

Town of Durfen

Property Record Card

<b>Property</b>	
Address	2 OAK CREST ROAD
Map-Lot	15 111 & 112
Account	04496
<b>Ownership</b>	

Name: YELL ANTHONY J  
Address: 2 OAK CREST ROAD



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STEARNS WHITNEY K JR  
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LI RONGHONG VIA L  
09572
- 105 MANSFIELD AVENUE  
FISHER JANET  
05930
- 106 MANSFIELD AVENUE

September 8<sup>th</sup>, 2020

Alexandra and Michael Spellman  
106 Mansfield Ave.  
Darien, CT  
06820

Anthony Yell  
2 Oak Crest  
Darien, CT  
06820

Dear Mr. & Mrs. Spellman:

I have applied to the Darien Zoning Board of Appeals for setback and coverage variances of the Darien Zoning Regulations in order to allow the construction of house roof overhangs and a rear landing with stairs; and construction of a detached one-story garage.

Enclosed for your review is a copy of Item K from the application that was submitted. A Public Hearing for this matter has been scheduled for Wednesday, September 23, 2020 at 7:00 P.M. (EDT) via GoToMeeting: <https://global.gotomeeting.com/join/803209805>  
Phone dial-in US: +1 (872) 240-3212, access code: 803-209-805  
Additional details for how to join via computer, tablet or smartphone can be found on the following page.

If you have any questions, please feel free to contact me. My telephone number is 415-637-6096. Thank you.

Sincerely,  
Anthony Yell

## **GoToMeeting Login Details**

Zoning Board of Appeals  
Wed, Sep 23, 2020 7:00 PM (EDT)

**Please join my meeting from your computer, tablet or smartphone.**  
<https://global.gotomeeting.com/join/803209805>

**You can also dial in using your phone.**  
United States: [+1 \(872\) 240-3212](tel:+18722403212)

**Access Code:** 803-209-805

**New to GoToMeeting? Get the app now and be ready when your first meeting starts:**  
<https://global.gotomeeting.com/install/803209805>

Though participants can join the GoToMeeting through their browser, we've found that best practice is to install the GoToMeeting app on your computer prior to joining. Having the app installed seems to address several audio/video issues that some have been having when the app is not installed. You can install via this link -  
<https://global.gotomeeting.com/install/803209805>

Application materials can be found at  
<http://www.darienct.gov/zbapendingapplications>

**"Item K" –Summary of proposed activity, justification and alternatives:**

**Property Address:** 2 Oak Crest, Darien, CT 06820

**Owner's Name:** Anthony Yell

Dear Members of the Zoning Board of Appeals,

We are writing to seek a variance for setback and coverage for our proposed detached 2-car garage "accessory building" on the lower part of our lot. Currently our home has a 50 yr. old run down, flat roof carport, that is attached to the lower part of the house. It is an irregular shape that doesn't support covering two cars, provide security or create any protection from the elements. Below we will outline a series of significant factors that we explored to arrive at our proposed plan and design.

Our commitment is to the integrity of the design of the house, and our intention is to showcase our mid-century modern home that brought us to Darien. As we went through the ZBA application process we met with Woody, and subsequently spoke with Marian Castell (Darien Town Historian). It was communicated to us that our home is architecturally significant, designed by famous architect Julian Eugene Kulski in the International Revival Style in 1957.

**Julian E. Kulski:** Kulski attended Oxford, then moved to the United States and received his Bachelors and Masters in Architecture from Yale University. He only lived in Connecticut for a few years, and during this brief time he designed our home. He returned to Poland, his country of origin, and received his Ph.D., in Urban Planning from the Warsaw Institute of Technology. He is a Fellow of the American Institute of Architects (FAIA) (an honor bestowed upon less than 2 percent of American architects) and a member of the American Institute of Certified Planners (AICP). Kulski led the urban and regional planning programs at Notre Dame University and at George Washington University, and later established the first city planning program at Howard University. For twenty years he served as a consultant to the World Bank, traveling around the world designing buildings in twenty-nine developing countries. He has coordinated over three thousand architectural projects in the US and worldwide. Kulski has authored several books including "*Architecture In A Revolutionary Era*" and "*Land of Urban Promise: Continuing the Great Tradition: A Search for Significant Urban Space in the Urbanized Northeast.*" He also published more than a hundred articles in professional journals.

**International Style:** Since Kulski built our home in the International Style, we have, along with our architect Andrew Collingham, worked tirelessly to create plans that are sensitive to this architectural style. International Style is a major architectural style that was developed mainly in Germany, Holland and France during the 1920s and 1930s and was closely related to modernism and modern architecture. The

most common characteristics of International Style buildings are rectilinear forms; light, taut plane surfaces that have been stripped of ornamentation and decoration; open interior spaces; and a visually weightless quality engendered by the use of cantilever construction. These characteristics are evident when you look at our home. Based on the most optimal design integrity against the design cues of International Style, we are requesting setback and coverage variances:

**Setback Variance:** We are requesting front setback variance from Oak Crest and Mansfield. We would like to utilize the land against building distribution in accordance with International Style, which dictates that geometric forms intersect with landscape. The proposed location for the garage does not impede on the corner buffer area for safety between Mansfield and Oak Crest (30 feet from the lot corner pin), and even though we have 1/3 acre lot in 1/2 acre zoning, we are still able to comply with accessory structure minimum rear, and accessory structure minimum side regulations. For context, our current lot was originally made up of lots 111 and 112, both 1/6 acre lots, recorded in 1930 -they were combined in 1969, to make 1/3 acre. Specifically, we are requesting front setback variance from Oak Crest and Mansfield. The owners of the neighboring properties have given us their blessing to build the garage. Please see attached support letters from them.

**Coverage Variance:** We will remove the old carport to use the existing square footage of the carport towards the coverage for the 2-car garage. We are asking for only minimal coverage variance, just enough to create a reasonable 2-car garage that conforms to the overall design integrity of the property. Due to the original "International Style" design, and the architect Julian Kulski's vision, the main house uses cantilever design eaves which extend a disproportional amount from the main volume of the house: 8 feet on the sides, and 5 feet front and back. This, combined with the existing square footage of the house and carport, adds up to 19.8% coverage. However, our actual footprint on the land (main house and carport) minus the eaves is approximately 11.2% coverage. This indicates that the property currently has approximately 8.6% of architectural eaves coverage. The eaves do not impinge upon actual land coverage and our landscaping and vegetation runs right up the edge of the main house. As such, the actual property volume as it stands on the lot is small. Based on this we are requesting a coverage variance.

**Alternative to Proposed Design:** Based on our assessment of the zoning regulations & requirements, we determined that we are able to build a two-car garage without requesting any variances from the ZBA. However, the overall design and placement based on conforming to the existing zoning regulations dictates a garage design that does not integrate with the significant architectural design of the main house. We feel this would be detrimental to the overall development of the property as well as the neighborhood and town. The specifics of the issues pertain to a number of key design elements rooted in the fundamentals of International Style, and in this particular Julian E. Kulski design.

Those elements include, but are not limited to, the eaves, volume & shape, location and orientation:

1. **Eaves:** The alternative design garage (not requiring ZBA approval), due to coverage restrictions, would not be afforded the opportunity to have the same style and scale of eaves. Considering the prominence of the eaves in the original architectural design of the main house, we believe any significant variation in this regard would be detrimental to the overall design integration. This would negatively affect the property.

The reason is that for the garage (not requiring ZBA approval) to have somewhat of a usable interior volume against existing coverage, the eaves would be approximately 6 inches on all sides vs. our proposed garage design that has eaves proportional to the main house (2.2 feet on front and back, and 3 feet on the sides).

Our proposed approach and design creates a high degree of architectural integrity and extends the original vision of the house and property.

2. **Volume & Shape:** The alternative design garage (not requiring ZBA approval), due to coverage restrictions, would not be afforded the opportunity to have a volume & shape that is consistent with the main house. We believe this is a significant variation in design, due to the fact that a key design principle of International Style is that it uses repetitive modular and rectangular forms. Our house conforms to these principles. If we were unable to conform to these architectural design principles we believe this would negatively affect the property.

The reason is that if we create a garage (not requiring ZBA approval), we would end up with a square box: this is due to the fact that when you convert the existing carport coverage and set a minimum width of 20 feet (to fit 2 cars) you end up with a depth that is almost 20 feet as well, creating a square box. Our proposed garage design is rectangular in shape, and also has a volume that is proportional to the main house.

Our proposed approach and design creates a high degree of architectural integrity and extends the original vision of the house and property.

3. **Location:** The alternative design garage (not requiring ZBA approval), due to setback requirements, would not be afforded the opportunity to have its location be complimentary with the location of the main house. We believe this is a significant variation in design, due to the fact that a key design principle of International Style is that it uses the landscape of the property to create expanse between key structures. This has the key structures feel integrated with the landscape, even though they have contrasting orientation. We believe any significant variation in this regard would be

detrimental to the overall design integration. This would negatively affect the property.

The reason for this is that if we locate a garage (not requiring ZBA approval) dictated by regulation, its placement would be closer to the lower and rear part of the house. This specific location would make the two structures feel crowded and dense. The location would also not be complimentary to the overall architectural design and how the structures integrate and layer into the grade of the landscape.

Our proposed approach and design creates a high degree of architectural integrity and extends the original vision of the house and property.

4. **Orientation:** The alternative design garage (not requiring ZBA approval), due to setback requirements, would not be afforded the opportunity to have its orientation be complimentary with the main house. We believe this is a significant variation in design, due to the fact that a key principle of International style is that it uses intersection of orientation between volumes. This also extends to how those volumes are presented, specifically large expanses of undecorated planes contrasting against large planes of glass -these act as entry points into the property and orient how the property integrates into the landscape. We believe any significant variation in this regard would be detrimental to the overall design integration. This would negatively affect the property.

The reason for this is that if we have to locate a garage (not requiring ZBA approval) dictated by regulation, its placement as outlined above also dictates its orientation. Due to location, its entrance (garage door) would have to face Oak Crest, vs. conforming to the overall design of the main house that dictates that large openings into the main volumes are on the ends of the main structures, while the front and rear planes of the volume are minimal in design.

Our proposed approach and design creates a high degree of architectural integrity and extends the original vision of the house and property.

If we build according to existing zoning regulations the two buildings, garage and home, would look like two different design styles cobbled together, one fighting with the other, regardless of our best efforts to make them seem similar. When you consider all these factors, we request ZBA to consider our proposed designs and plans. Our goal is to create a holistic design that embodies and extends the original architectural vision, vs. a box, shaped and placed by regulation. We feel these are important factors to consider, based on the significance of the property and its uniqueness in Darien.

Based on the above considerations, we've outlined the specifics of each architectural and landscape element we plan to address below:

### **1. Garage**

The proposed design for the garage was best received in the pre-ZBA meetings with ZBA staff. This design conforms to the International Style and is proportional to the main house in terms of eaves, volume, location & orientation, as well as roof pitch and ridgeline. The proposed garage design is highly integrated into the original design aesthetic and architectural vision of the property.

### **2. Eaves**

The proposed overall design also includes a request to add eaves where the carport used to be in order to achieve architectural design integrity. We would also like to address consistency issues between the upper and lower house front eaves by making them match. Please note the back eaves are consistent.

### **3. French Doors**

The proposed overall design also includes the addition of large planes of glass to the end of lower floor of the house, where the carport currently stands. This build upon the original architectural vision and conforms to International Style that dictates that large openings into the main volumes are on the ends of the main structures, while the front and rear planes of the volume are minimal in design. This also integrates the upper and lower floors.

### **4. Landing**

The proposed overall design also includes the addition of a small landing off the rear kitchen French doors. Currently there are three steps that lead directly down from the kitchen onto the back patio. We know that in the original architectural design there was a landing off the back of the house that was subsequently removed, date unknown. We'd like to address this issue and add a small landing to create design integrity between the front and back of the house. This will also bring it up to code.

Thank you for your consideration, we look forward to discussing this with you in September. We sincerely hope that you will join us in our vision and grant us our request so we can keep our architecturally significant home in line with its purpose as an example of the International Style movement.

## 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](http://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



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 106 Mansfield Ave.  
 Darien CT 06820

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 Darien CT 06820

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