

DESIGN
CONSTRUCTION
RENOVATION
SERVICE

September 16, 2020

Town of Darien
Zoning Board of Appeals
2 Renshaw Rd.
Darien, CT 06820

RECEIVED

SEP 16 2020

TOWN OF DARIEN
PLANNING & ZONING

RE: Geoffry Beringer, 36 Beach Drive, Darien CT
Zone:R1/2 Map53 Lots 3 & 4

ITEM K

Dear Commission Members,

On Behalf of Mr. Beringer, the following describes the proposed enhancements to the rear and side yards of the property. The Site Development Plan prepared by Sean Walters, Landscape Architect, has been submitted and given preliminary approval by the E.P.C. on September 3, 2020 (EPC#23-2020).

The purpose of this application is to apply for a variance of the front yard setback to 30 feet from the edge of the street to the air conditioner units, 37.5 feet to the spa equipment pad, 49.1 feet to the fire pit and 47' feet to the spa. The enhancements are located in the best possible places in relation to windows in the livable space on the side and rear of the garage.

The enhancements fall within the 65' front setback and necessitates this request to the board. Included in the application is a recent survey by William Seymour Land Surveyors, which delineate the existing conditions at the property and a survey showing the purposed items.

The improvements will be screened from view of neighbors and would have minimal impact on the neighborhood. These improvements will help the family limit their exposure to those outside the family unit.

Respectfully Submitted


Sean Walters, L. A.