



DESIGN
CONSTRUCTION
RENOVATION
SERVICE

September 28 2020

Mr. & Mrs. Sekse
42 Beach Drive
Darien, CT 06820

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

Dear Mr. & Mrs Sekse,

Please be advised that Geoffrey Beringer, owner of 36 Beach Dr and Wagner Pools have submitted an application to construct a trellis, spa, spa equipment, 6 ft privacy fence and move air condition units at the 36 Beach Dr., Darien, CT

A Public Hearing on this matter has been scheduled for Wednesday October 14, 2020 at 7:00 pm via Go to Meeting.

Please see the enclosed Letter "Item K" regarding the application. You may view the complete application at www.darienct.gov/zbaPendingApplication Questions regarding details of the application can be directed to Dale Glifort - Wagner Pools at 203-667-2233 (TextVoice) or email dale@wagnerswimmingpools.com.

Login details for the Zoning Board of Appeals on October 14, 2020:

PLEASE SEE NEXT PAGE FOR MEETING LOG IN DETAILS.

Respectfully Submitted

Dale Glifort

GoToMeeting Login Details

Zoning Board of Appeals
Wed, Oct 14, 2020 7:00 PM (EDT)

Please join my meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/609058693>

You can also dial in using your phone.
United States: +1 (571) 317-3122

Access Code: 609-058-693

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<https://global.gotomeeting.com/install/609058693>

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>



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September 16, 2020

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

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.

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 609 058 693 with possible Staff only in Darien Town Hall, 2 Renshaw Road at 7:00 P.M. on Wednesday, October 14, 2020 or any adjournment or adjournments thereof, to conduct Public Hearings and/or act on the following:

CALENDAR NO. 15-2020 The application of Amy E. Souchons, John W. Knuff and Hurwitz Sagarin Slossberg & Knuff LLC on behalf of 7- Eleven Inc. and Duchess Family Restaurant of Darien, Inc. submitted on August 13, 2020 for variances of Section 935 and a determination under Section 1124 of the Darien Zoning Regulations, to allow the installation of pole signage or a monument sign, and the construction of a gas station; Section 935.d.3a: for the 7 ELEVEN pole sign 23 in lieu of 18 square feet maximum area; Section 935.d.3b: for the pole sign location 5.0 feet from the front property line in lieu of being no closer than the gas service island; Section 935.d.5a: for the fuel price sign 25 in lieu of 12 square feet maximum area; Section 935.d.5b: for the fuel price sign location 5.0 feet from the front property line in lieu of not being located between the gas island and the street; Section 935: for the 7 ELEVEN and fuel price pole sign 48 in lieu of 30 square feet combined maximum area; and Section 1124: a determination that the proposed location is acceptable for a motor vehicle service use. The property is situated on the southeast side of Boston Post Road approximately 200 feet northeast of Birch Road and is shown on Assessor's Map #32 as Lot #9, being 306 Boston Post Road and located in an SB (commercial) Zone.

CALENDAR NO. 19-2020 The application of Robert F. Maslan, Jr., Esq. and Maslan Associates PC on behalf of Gnosis Real Estate submitted on September 2, 2020 for amendments to existing variances and if necessary a variance of Section 756 of the Darien Zoning Regulations, to allow changes to the diner interior and liquor sales; Amendments to ZBA Calendar Nos. 65-1996 and 98-1997: to allow food preparation space in the basement, office space in the attic and liquor sales; and Section 756.8: 2½ in lieu of 2 stories maximum. The property is situated on the northeast side of Boston Post Road at the intersection of Richmond Drive and is shown on Assessor's Map #12 as Lot #35, being 171 Boston Post Road and located in an SB (commercial) Zone.

CALENDAR NO. 20-2020 The application of Stephen K. Jones and Hatley Homes Designs on behalf of Scott & Lynne Somerville submitted on September 14, 2020 for a variance of Section 406 of the Darien Zoning Regulations, to allow the construction of a second and attic story addition; Section 406: 9.7 in lieu of 10.0 feet minimum required east side yard setback. The property is situated on the south side of either segment of Miles Road approximately 500 feet south of Hollow Tree Ridge Road and is shown on Assessor's Map #46 as Lot #137, being 21 Miles Road and located in an R-1/3 (residential) Zone.

CALENDAR NO. 21-2020 The application of John Long & Ashley Hinchman submitted on September 16, 2020 for a variance of Section 406 of the Darien Zoning Regulations, to

allow the reconstruction of a two story barn; Section 406: 7.7 in lieu of 55.0 feet minimum required front yard setback. The property is accessed from a common driveway situated on the east side of Mansfield Avenue approximately 400 feet south of Pembroke Road and is shown on Assessor's Map #5 as Lot #36, being 400 Mansfield Avenue and located in an R-2 (residential) Zone.

CALENDAR NO. 22-2020 The application of Sean Walters and Wagner Pools on behalf of Geoffry Beringer submitted on September 16, 2020 for variances of Section 406 of the Darien Zoning Regulations, to allow the construction of a trellis, spa, and 6' fence and the installation of spa equipment and AC units; Section 406: for the trellis, 50.5 in lieu of 65.0 feet minimum required front yard setback as measured from the centerline of Beach Drive; for the spa, 44.5 in lieu of 65.0 feet minimum required front yard setback as measured from the centerline of Beach Drive; for the 6' fence 49.0 in lieu of 65.0 feet minimum required front yard setback as measured from the centerline of Beach Drive; for the spa equipment 37.5 in lieu of 40.0 feet minimum required front yard setback and 45.0 in lieu of 65.0 feet minimum required front yard setback as measured from the centerline of Beach Drive; and for the AC units, 30.0 in lieu of 40.0 feet minimum required front yard setback and 37.5 in lieu of 65.0 feet minimum required front yard setback as measured from the centerline of Beach Drive. The property is situated on the west side of Beach Drive approximately 200 feet south of the intersection of Outlook Drive and is shown on Assessor's Map #53 as Lots #3&4, being 36 Beach Drive 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
10/1 & 10/8

WAGNER
POOLS

E.L. Wagner Company, Inc.
750 Wordin Avenue
Bridgeport, CT 06605



*Mr. John Ward
32 Beach Drive
Darien CT 06820*

WAGNER
POOLS

E.L. Wagner Company, Inc.
750 Wordin Avenue
Bridgeport, CT 06605



*Mr & Mrs Per Sekel
48 Beach Dr
Darien CT 06820*

WAGNER
POOLS

E.L. Wagner Company, Inc.
750 Wordin Avenue
Bridgeport, CT 06605



*Ms Heidi Blecher
Ms Jennifer Blecher
33 Beach Dr
Darren Ct 06620*

WAGNER
POOLS

E.L. Wagner Company, Inc.
750 Wordin Avenue
Bridgeport, CT 06605



*Mr Bruce Suluck
Ms Maria Sullivan
40 Beach Dr
Darren Ct 06620*

WAGNER
POOLS

E.L. Wagner Company, Inc.
750 Wordin Avenue
Bridgeport, CT 06605



*Ms Brigitte Whitney
31 Beach Drive
Darien CT 06820*

WAGNER
POOLS

E.L. Wagner Company, Inc.
750 Wordin Avenue
Bridgeport, CT 06605



*Ms Carol Piccard
35 Beach Dr
Darien CT 06820*

WAGNER
POOLS

E.L. Wagner Company, Inc.
750 Wordin Avenue
Bridgeport, CT 06605



PITNEY BOWES
02 1P
\$ 000.650
000803344 SEP 30 2020
MAILED FROM ZIP CODE 06605

Mr. Sean Rubby
34 Beach Drive
Darien, CT 06820

ID	Site Address	Owner Name	Co-Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Map-Lot
04261	40 BEACH DRIVE ✓	GULICK BRUCE D & ✓	SULLIVAN MARIA C	40 BEACH DRIVE ✓	DARIEN	CT	06820	53 2
05103	31 BEACH DRIVE ✓	WHITNEY BRIGITTE C ✓		31 BEACH DRIVE ✓	DARIEN	CT	06820	52 99
06838	34 BEACH DRIVE ✓	DUFFY SEAN ✓		34 BEACH DRIVE ✓	DARIEN	CT	06820	53 5
07386	42 BEACH DRIVE ✓	SEKSE JEANNE L W ✓	SEKSE PER A	42 BEACH DRIVE ✓	DARIEN	CT	06820	53 1
09220	35 BEACH DRIVE ✓	PICCARO CAROL S ✓		35 BEACH DRIVE ✓	DARIEN	CT	06820	52 101
09943	32 BEACH DRIVE ✓	WARD JOHN B ✓		32 BEACH DRIVE ✓	DARIEN	CT	06820	53 6
10685	33 BEACH DRIVE ✓	BLECHAR HEIDI & ✓	BLECHAR JENNIFER ET AL	33 BEACH DRIVE ✓	DARIEN	CT	06820	52 100

Subject Property
06766 36 BEACH DRIVE BERINGER GEOFFREY M - TR EL AL
verified 9/17/2020

EXAMPLE LETTER + ~~SHARED~~ MAILING