

**TOWN OF DARIEN
PLANNING AND ZONING COMMISSION**

RECEIVED

REPORT REQUEST

APR 23 2020

Proposed Amendments of the Darien Zoning Regulations (COZR #2-2020)

Business Site Plan Application #308, Special Permit Application #312

Baywater 34 OKHS, LLC, 34 Old King's Highway South

TOWN OF DARIEN
PLANNING & ZONING

TO:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Dept. of Public Works/Sewer Services | <input type="checkbox"/> Harbor Master |
| <input checked="" type="checkbox"/> Fire Marshal's Office | <input type="checkbox"/> Town Historian |
| <input checked="" type="checkbox"/> Building Department | <input type="checkbox"/> Five Mile River Commission |
| <input type="checkbox"/> Beautification Commission | <input type="checkbox"/> Aquarion Water Company |
| <input checked="" type="checkbox"/> Traffic Authority | <input type="checkbox"/> Western CT Council of Governments |
| <input type="checkbox"/> Health Department | <input type="checkbox"/> Connecticut Department of Energy and Environmental Protection (DEEP) |
| <input type="checkbox"/> Environmental Protection Commission | |

Other _____

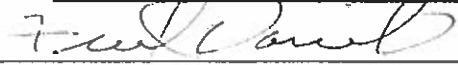
Subject: Proposed Amendments of the Darien Zoning Regulations (COZR #2-2020), Business Site Plan Application #308, Special Permit Application #312, Baywater 34 OKHS, LLC, 34 Old King's Highway South. Proposal to revise/clarify a noted discrepancy between the front and rear building lines to reflect decisions made by the Planning & Zoning Commission in 1961 and 1979 respectively, regarding same (modifying Appendix 'A' of the Regulations—Building Line Restrictions), and to modify Section 1057 of the Zoning Regulations relative to Dedication of Public Parking Areas. Proposal to raze the existing commercial building on the site and to construct a new 5,624+/- square foot, two-story office building with a 1,320+/- square foot rooftop deck, reconfigure parking areas on the rear of the site, construct a new public plaza area, construct a new stormwater management system, allow office uses on the first floor of the new building, and to perform related site development activities. The subject property is located on the west side of Old King's Highway South approximately 150 feet north of its intersection with Corbin Drive, and is shown on Assessor's Map #72 as Lot #29 in the CBD Zone.

Recommendations and/or technical comments should be received in the Planning and Zoning Office by:

Tuesday, May 12, 2020
10:00 A.M.

Commission Hearing Scheduled:

On or after May 19, 2020


For Planning and Zoning Commission

Plan reviewed by: _____

Permit or approval from this Department ___ is/ ___ is not required.

Comments:

No legal traffic issues. Capt. R.S.