

REGULAR MEETING
AGENDA

Wednesday, June 16, 2010 7:45 P.M.
Public Meeting Room 206
Darien Town Hall, 2 Renshaw Road
Darien, Connecticut

Due to necessary scheduling of ZBA members, the following items may be considered out of sequence and application requests may be heard and then deliberated one by one rather than all the deliberations occurring at the end of the meeting.

CONTINUATION OF PUBLIC HEARING

Opened on May 26, 2010 and immediately continued to tonight, June 16, 2010 at the applicants' requests due to complications on the property. Due to modifications of the proposal specifics this application was adjusted for hearing at the next ZBA meeting on June 23, 2010.

CALENDAR NO. 31-2010 TO BE REOPENED & RECONTINUED TO JUNE 23

The application of Roger Bartels and Bartels-Pagliario Architects and Wilder G. Gleason of Gleason & Associates LLC on behalf of Craig & Sally Henrich filed on April 21, 2010 for variances of Section 406 of the Darien Zoning Regulations and modification of the stipulations of Calendar No. 6-1997, to allow the construction of second story additions to the residence and the installation of limited kitchen facilities in the detached office/cabana; Section 406: 34.6 in lieu of 50.0 feet minimum required Three Wells Lane front yard setback; and 20.3 in lieu of 35.0 feet minimum required side yard setback; and modification of the stipulations of calendar No. 6-1997. The property is situated on the east side of Brookside Road at the southeast corner formed by the intersection of Three Wells Lane and Brookside

Road and is shown on Assessor's Map #4 as Lot #31, being 234 Brookside Road and located in an R-2 (residential) Zone.

PUBLIC HEARINGS

CALENDAR NO. 33-2010 TO BE OPENED & CONTINUED TO JULY 21st

The application of Rich Cannale on behalf of Steve & Sue Pettit filed on May 19, 2010 for a variance of Section 406 of the Darien Zoning Regulations, to allow the construction of one story, two car garage addition; Section 406: 50.3 in lieu of 55.0 feet minimum required front yard setback as measured from the centerline of Belleval Street. The property is situated on the southeast corner formed by the intersection of Belleval Street and Robinson Street and is shown on Assessor's Map #24 as Lot #32, being 2 Belleval Street and located in an R-1/3 (residential) Zone.

CALENDAR NO. 35-2010

The application of Michael H. Burkhardt on behalf of Prudence K. Burkhardt filed on May 19, 2010 for variances of Sections 406, 904 and 906.3 of the Darien Zoning Regulations, to allow the construction of a replacement two story residence with a covered front porch and parking; Section 406: 14.0 in lieu of 25.0 feet minimum required front yard setback for the residence; 9.7 in lieu of 25.0 feet minimum required front yard setback for the porch; and Sections 904 and 906.3: development of one required parking space within the front yard space. The property is situated on the east side of Fitch Avenue at the corner formed by the intersection of Fitch Avenue, Cherry Street, and St. John's Place and is shown on Assessor's Map #41 as Lot #67, being 12 Fitch Avenue and located in an R-1/5 (residential) Zone.

CALENDAR NO. 38-2010

The application of Wilder G. Gleason, Esq. and Gleason & Associates LLC on behalf of William Raveis Real Estate filed on May 19, 2010 for variances of Sections 656, 904, 923.1c and 923.6 of the Darien Zoning Regulations, to allow the construction of additions, with parking and signage; Section 656: 0.1 in lieu of 20.0 feet minimum required setback from the Center Street parking lot; 0.9 in lieu of 4.0 feet minimum required side yard setback from the northeast property line; Section 904: 10 in lieu of 13 minimum required parking spaces; Section 923.1c: installation of a wall sign on the northeast side of the building in lieu of a wall sign facing Old Kings Highway South; and Section 923.6: installation of a wall sign facing Center Street with 14.0 in lieu of 6.0 maximum square feet. The property is situated on the

west side of Old Kings Highway South approximately 50 feet south of the intersection of Old Kings Highway South and Center Street and is shown on Assessor's Map #72 as Lot #36, being 22 Old Kings Highway South and located in the CBD (commercial) Zone.

CALENDAR NO. 39-2010

The application of Clifton Benham and Chunky Pam's LLC on behalf of Baywater Properties, 1096 BPR LLC filed on May 19, 2010 for variances of Section 923.1 of the Darien Zoning Regulations, to allow the installation of an awning sign; Section 923.1: 18 in lieu of 10" maximum figure/logo height and 7.25 in lieu of 4.33 maximum allowable square feet. The property is situated on the southeast side of Boston Post Road approximately 500 feet east of the intersection of Boston Post Road and the I95 southbound interchange 11 exit ramp and is shown on Assessor's Map #72 as Lot #22, being 1096 Boston Post Road and located in the CBD (commercial) Zone.

OTHER BUSINESS

This portion of the meeting is not a Public Hearing. Applicants and other interested parties are welcome to quietly observe the ZBA and staff fulfilling their regulatory responsibilities for the overall benefit of the community. Any expression from the audience is inappropriate and constitutes grounds for tabling the matter referred to or denying it without prejudice.

1. Discussion, deliberation and possible decisions for Public Hearing request items listed above. 4 affirmative votes out of the 5 seated ZBA members are required to approve a proposal.
2. Requested extension, received June 3, 2010, to obtain all required permits and begin on-site construction for ZBA Calendar No. 37-2008, Darien Police Department, 25 Hecker Avenue. The Public Hearing of this matter was June 18, 2008. Initial ZBA approval would have expired on January 3, 2009. Following a December 5, 2008 request, on January 14, 2009 the ZBA granted a 2 year extension to January 3, 2011.
3. Requested 60 day extension, received June 8, 2010, to obtain all required permits and begin on-site construction for ZBA Calendar No. 59-2008, Andrew & Claire Hunter, 253 Hollow Tree Ridge Road. The Public Hearing of this matter was December 17, 2008. Initial ZBA approval would have

- expired on June 30, 2009. Following an April 28, 2010 request, on May 20, 2009 the ZBA granted a one year extension to June 30, 2010.
4. Requested six month extension, received June 8, 2010, to obtain all required permits and begin on-site construction for ZBA Calendar No. 46-2009, Edward Schildnecht Jr., 6 Walmsley Road. The Public Hearing of this matter was December 16, 2009. Initial ZBA approval expires on June 30, 2010.
 5. Election of Officers (by regular members). Due to the unavailability of 2 members tonight, this item may be postponed to a subsequent meeting.
 6. Approval of 2011 Meeting Schedule.
 7. General discussion of Application Materials, hearing guidelines, hardship criteria, decision practices/guidelines, project fit relative to neighbor properties, supervision/inspection of construction projects, and/or requested changes.
 8. Any other business (a minimum 2/3, 67%, i.e. 3/4, 4/5, or 4/6, favorable vote of members present and voting is required to add an item to the agenda).