

**REGULAR MEETING
AGENDA**

Wednesday, December 15, 2010 7:45 P.M.
Public Meeting Room 206
Darien Town Hall, 2 Renshaw Road
Darien, Connecticut

OPENING

Requests to the ZBA involve important legal property rights. Any information considered must be clearly provided and all hearing comments are recorded. Therefore speak only into the microphones near the podium. And in order to avoid unnecessary distractions, please silence all electronic/communication devices and avoid side conversations within the meeting room and hallway near the door.

The ZBA will make every reasonable effort to complete this agenda in a timely manner. However complications may arise and it may be difficult to properly consider all of the requests. You can be helpful by making your presentation efficiently. Due to necessary scheduling of ZBA members, and possible involvement with other Board/Commission review, the following items may be considered out of sequence. Application requests may be heard and then deliberated one by one rather than all the deliberations occurring at the end of the meeting. Please understand that one or more hearing items may need to be opened and continued to a subsequent meeting. And some hearings may be completed tonight but ZBA deliberation of the requests may be postponed to a later date. You may also make inquiries to ZBA office staff at 203-656-7351.

PUBLIC HEARINGS

CALENDAR NO. 61-2010

The application of Andrew & Elizabeth Okun filed on November 17, 2010 for variances of Section 406 of the Darien Zoning Regulations, to allow the construction of a one story garage addition; Section 406: 4.4 in lieu of 10.4 feet minimum required south side yard setback and 14.0 in lieu of 20.0 feet minimum required total of two side yards setback. The property is situated on the east side of Raymond Street approximately 500 feet east

of the intersection of Raymond Street and Cliff Avenue and is shown on Assessor's Map #36 as Lot #104, being 46 Raymond Street and located in an R-1/5 (residential) Zone.

CALENDAR NO. 62-2010

The application of Dwight Collins on behalf of Pear Partners filed on November 17, 2010 for variances of Section 923.1 of the Darien Zoning Regulations, to allow the installation of two wall signs for Jos. A. Bank and a ground sign for The Playhouse; Section 923.1: three in lieu of one maximum wall sign, 28.34 in lieu of 14.33 maximum square feet, and reuse of existing marquee lighting for 2 of the Jos. A. Bank signs; and, one in lieu of zero allowed ground sign, 28.67 per side in lieu of 0.0 maximum square feet, and internal sign illumination where none is permitted for the Playhouse sign. The property is situated on the northwest side of Boston Post Road approximately 100 feet southwest of the intersection of Boston Post Road and Corbin Drive and is shown on Assessor's Map #73 as Lots #7 & 42, being 1077 Boston Post Road and located in the CBD (commercial) Zone.

CALENDAR NO. 63-2010

The application of Donna and Arthur Collins filed on November 17, 2010 for variances of Section 406 of the Darien Zoning Regulations, to allow the installation of a generator with a propane tank; Section 406: 17.5 in lieu of 40.0 feet minimum required front yard setback, 23.0 in lieu of 25.0 feet minimum required north side yard setback, and 11.5 in lieu of 25.0 feet minimum required south side yard setback for the generator; and 38.0 in lieu of 40.0 feet minimum required front yard setback, and 13.4 in lieu of 25.0 feet minimum required north side yard setback for the propane tank. The property is situated on the west side of Pear Tree Point Road approximately 700 feet south of the north intersection of Pear Tree Point Road and Long Neck Point Road and is shown on Assessor's Map #60 as Lot #52, being 45 Pear Tree Point Road and located in an R-1 (residential) 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 to determine the best possible project fit among neighboring properties for the overall benefit of the community. Any expression from the audience at this time 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 twelve month extension, received November 11, 2010, to obtain all required permits and begin on-site construction for ZBA Calendar No. 20-2010, Lawrence J. Loustaunau on behalf of Louis A. Benedetto, 000 Raymond Street. The Public Hearing of this matter was April 28, 2010. Initial ZBA approval would have expired on November 13, 2010.
3. Requested amendment to the approved plans and resolution of Calendar No. 67-2008 regarding previous kitchen space, Donna and Arthur Collins, 45 Pear Tree Point Road.
4. Requested six month extension, received November 30, 2010, to obtain all required permits and begin on-site construction for ZBA Calendar No. 38-2010, William Raveis Real Estate, 22 Old Kings Highway South. The Public Hearing of this matter was June 16, 2010. Initial ZBA approval expires on December 24, 2010.
5. Possible requested amendment to the approved plans of Calendar No. 42-2010, Chris Lionetti, 31 Fairview Avenue.
6. Review of April 15, 2009 Joint Meeting discussions with the Architectural Review Board and possible recommendations for sign regulation changes or procedural adjustments.
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).