

REGULAR MEETING
AGENDA

Wednesday, January 18, 2006 7:45 P.M.
Public Meeting Room 206
Darien Town Hall, 2 Renshaw Road
Darien, Connecticut

PUBLIC HEARINGS

CALENDAR NO. 76-2005

There have been neighbor notification difficulties. The applicant has provided a 65 day extension. Therefore, **this Public Hearing must be opened by January 29, 2006** (within 130 days after its September 21, 2005 Receipt Date). The ZBA may open this hearing tonight (January 18, 2006) and continue it for 35 days if necessary.

The application of Jeremy Waycott on behalf of Pear Partners LLC filed on September 21, 2005 for a variance of Sections 923.1, 928.11, and 928.18 of the Darien Zoning Regulations, to allow the installation of four 18" x 85" banners; Section 923.1: the installation of 4 additional wall signs (banners) projecting 18 in lieu of 12 inches from the face of the building; Section 928.11: the installation of signs projecting at right angles to a building; Section 928.18: the installation of banners. The property is situated on the northwest side of Boston Post Road approximately 500 feet northeast of the intersection of Boston Post Road and Leroy Avenue, and is shown on Tax Assessor's Map #73 as Lots #7 and #42, being 1077 Boston Post Road (the Darien Playhouse Building), and located in the CBD (commercial) Zone.

CALENDAR NO. 94-2005

The application of John R. Mastera, Architect on behalf of Joanne & Thomas Woodring filed on November 16, 2005 for an interpretation of Section 371 and variances of Sections 406 and 825 of the Darien Zoning Regulations, to allow the construction of one, two, and two and one-half story additions, with a cupola tower and HVAC equipment; Section 371: an interpretation that the proposed

10.5' x 10.5' by 8.0' high roof structure (cupola) is an acceptable architectural feature exempt from the height regulations; Section 406: 32.5 in lieu of 30.0 feet maximum average roof height for the third floor office dormers, 15.4 in lieu of 25.0 feet minimum required side yard setback, and 32.7 in lieu of 40.0 feet minimum required rear yard setback for the additions; and 33.5 in lieu of 40.0 feet minimum required rear yard setback for the HVAC equipment; and Section 825: maintenance of existing basement space at 7.5 in lieu of 13.0 feet minimum required floor elevation. The property is situated on the southeast side of Edgehill Drive approximately 500 feet east of the north intersection of Searles Road and Edgehill Drive and is shown on Assessor's Map #67 as Lot #38, being 11 Edgehill Drive and located in an R-1 (residential) Zone.

CALENDAR NO. 95-2005

The application of Mark and Kendra Beaven filed on November 16, 2005 for variances of Section 406 of the Darien Zoning Regulations, to allow the construction of one story covered porch and two story additions; Section 406: 53.0 in lieu of 55.0 feet minimum required front yard setback as measured from the centerline of Gardiner Street for the covered porch; and 43.3 in lieu of 55.0 feet minimum required front yard setback as measured from the centerline of Gardiner Street for the two story addition. The property is situated on the north side of Concord Lane at the northwest corner formed by the intersection of Gardiner Street and Concord Lane and is shown on Assessor's Map #46 as Lot #37, being 2 Concord Lane and located in an R-1/3 (residential) Zone.

CALENDAR NO. 1-2006

The application of Neil Hauck, AIA on behalf of the Noroton Fire Department filed on December 21, 2005 for variances of Section 406 of the Darien Zoning Regulations, to allow the construction of a second story addition; Section 406: 13.0 in lieu of 30.0 feet minimum required front yard setback, and 32.0 in lieu of 30.0 feet maximum average roof height. The property is situated on the north side of Boston Post Road at the northeast corner formed by the intersection of Boston Post Road and Dickinson Road and is shown on Assessor's Map #42 as Lot #7, being 1873 Boston Post Road and located in an R-1/3 (residential) Zone.

CALENDAR NO. 2-2006

The application of David Grecco on behalf of Michael Grecco and Toby Berlin filed on December 21, 2005 for variances of Section 406 of the Darien Zoning

Regulations, to allow the construction of a second story addition and the modification of an existing one story covered porch; Section 406: 10.0 in lieu of 14.4 feet minimum required side yard setback and 20.6 in lieu of 25.0 feet minimum required total of two side yards setback relative to the north property line for the addition; and 23.1 in lieu of 30.0 feet minimum required front yard setback for the porch modification. The property is situated on the west side of Fairfield Avenue approximately 450 feet north of the intersection of Fairfield Avenue and West Avenue and is shown on Assessor's Map #21 as Lot #31, being 17 Fairfield Avenue and located in an R-1/3 (residential) Zone.

CALENDAR NO. 3-2006

The application of Thomas L. Mosher filed on December 21, 2005 for a variance of Section 406 of the Darien Zoning Regulations, to allow the construction of a second story addition to the existing detached garage; Section 406: 9.7 in lieu of 10.0 feet minimum required side yard setback. The property is situated on the west side of Edgerton Street approximately 30 feet south of the intersection of Edgerton Street and Randall Street and is shown on Assessor's Map #22 as Lot #69, being 16 Edgerton Street and located in an R-1/3 (residential) Zone.

CALENDAR NO. 4-2006

The application of Steven Mickels filed on December 21, 2005 for variations of Sections 334, 406, and 906.3 of the Darien Zoning Regulations to allow the construction of a replacement two story dwelling with a two car garage, a one story covered front porch, and front steps. Section 334: construction on a building lot with 71.0 in lieu of 80.0 feet minimum required lot width; Section 406: 22.2 in lieu of 30.0 feet minimum required front yard setback and 30.2 in lieu of 55.0 feet minimum required front yard setback as measured from the centerline of Hillside Court for the front steps, 25.0 in lieu of 30.0 feet minimum required front yard setback and 33.0 in lieu of 55.0 feet minimum required front yard setback as measured from the centerline of Hillside Court for the front porch, 38.0 in lieu of 55.0 feet minimum required front yard setback as measured from the centerline of Hillside Court for the dwelling; and Section 906.3: 42.0 in lieu of 55.0 feet minimum required front yard setback as measured from the centerline of Hillside Court for the parking garage. The property is situated on the north side of Hillside Court approximately 250 feet west of the intersection of Hillside Avenue and Hillside Court and is shown on Assessor's Map #47 as Lot #38, being 6 Hillside Court and located in an R-1/3 (residential) Zone.

GENERAL MEETING

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 legal 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.
2. Requested amendment to the approved plans of Calendar No. 97-2004, Jim & Susan Ramsay, 136 Pear Tree Point Road.
3. General discussion of Application Materials.
4. Any other business (requires 2/3 vote of members present and voting).