

REGULAR MEETING
AGENDA

Wednesday, March 22, 2006 7:45 P.M.
Public Meeting Room 206
Darien Town Hall, 2 Renshaw Road
Darien, Connecticut

PUBLIC HEARINGS

CALENDAR NO. 14-2006

The application of Sean O’Kane AIA on behalf of Charles & Brooke McIlvaine filed on January 18, 2006 for variances of Section 406 of the Darien Zoning Regulations, to allow the construction of two and one-half story additions; Section 406: 55.4 in lieu of 90.0 feet minimum required front (east) yard setback, and 37.0 in lieu of 40.0 feet minimum required rear (north) yard setback. The property is situated on the west side of Nearwater Lane approximately 400 feet south of the intersection of Nearwater Lane and Woodland Drive and is shown on Assessor’s Map #52 as Lot #21, being 57 Nearwater Lane and located in an R-1 (residential) Zone.

CALENDAR NO. 17-2006

The application of James Donnelly on behalf of David Cobb & Lauri Searan filed on January 18, 2006 for a variance of Section 406 of the Darien Zoning Regulations, to allow the construction of an entry door and garage roof overhang, and the construction of gable end roof rakes and returns; Section 406: 37.4 in lieu of 40.0 feet minimum required front yard setback. The property is situated on the west side of Cliff Avenue approximately 400 feet north of the intersection of Cliff Avenue and Tokeneke Road and is shown on Assessor’s Map #36 as Lot #52, being 15 Cliff Avenue and located in an R-1/2 (residential) Zone.

CALENDAR NO. 19-2006

The application of John R. Mastera, Architect on behalf of Joanne & Thomas Woodring filed on February 22, 2006 for 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 HVAC equipment; Section 406: 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 Edgell Drive approximately 500 feet east of the north intersection of Searles Road and Edgell Drive and is shown on Assessor's Map #67 as Lot #38, being 11 Edgell Drive and located in an R-1 (residential) Zone.

CALENDAR NO. 20-2006

The application of L. Morris Glucksman, Esq. on behalf of Maritza Rozas filed on February 22, 2006 for an interpretation and variation if necessary of Section 382 of the Darien Zoning Regulations to allow the construction of a second story dormer addition. Section 382: enlargement of a non-conforming, two residence use of the property. The property is situated on the north side of Old Kings Highway South approximately 200 feet west of the intersection of Andrews Drive and Old Kings Highway South and is shown on Assessor's Map #63 as Lot #42, being 72-74 Old Kings Highway South and located in an R-1/3 (residential) Zone.

CALENDAR NO. 21-2006

The application of Walter S. Travers on behalf of Mansfield Road Associates, L.P. filed on February 22, 2006 for an interpretation of Section 385 and a variation of Section 334 of the Darien Zoning Regulations to allow the construction of a replacement two story dwelling. Section 385: a determination that the subject lot is a legal nonconforming building lot with 19,309 in lieu of 43,560 square feet minimum required lot size; and Section 334: construction on a building lot with 112.5 in lieu of 150.0 feet minimum required lot width. The property is situated on the south side of Mansfield Place approximately 177 feet east of the intersection of Mansfield Place and Mansfield Avenue and is shown on Assessor's Map #10 as Lot #73, being 4 Mansfield Place and located in an R-1 (residential) Zone.

CALENDAR NO. 22-2006

The application of Jeffrey McDougal and William W. Seymour & Assoc. on behalf of Bluff Island LLC filed on February 22, 2006 for a variance of Section 406

of the Darien Zoning Regulations, to allow the installation of four HVAC units; Section 406: 29.5 in lieu of 40.0 feet minimum required rear yard setback. The property is located on the south side of Butler's Island Road, approximately 550 feet southeast of the intersection of Butler's Island Road and North Road, and is shown on Assessor's Map #67 as Lot #79, being 23 Butler's Island Road, located in the R-1 (Residential) Zone.

CALENDAR NO. 23-2006

The application of Salvatore & Jennifer Matera filed on February 22, 2006 for an interpretation of Section 385 and a variation of Section 334 of the Darien Zoning Regulations to allow the construction of a replacement two and one half story dwelling. Section 385: a determination that the subject lot is a legal nonconforming building lot with 70.0 in lieu of 80.0 feet minimum required lot width; and Section 334: construction on a portion of the building lot with 71.0 in lieu of 80.0 feet minimum required lot width. The property is situated on the west side of Mansfield Avenue approximately 20 feet south of the intersection of Roland Drive and Mansfield Avenue and is shown on Assessor's Map #17 as Lot #27, being 93 Mansfield Avenue 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. 39-2005, Iwona & Krzysztof Dziedzic, 22 Cherry Street.
3. Approval of minutes from November 30, 2005 (seated ZBA members for these decisions were Dick Sanford, Vic Capellupo, Gary Greene, Everett Drugge, and Jeff Williams).
4. Approval of minutes from December 14, 2005 (seated ZBA members for these decisions were Dick Sanford, Vic Capellupo, Gary Greene, Chuck Deluca, and Peter Thoren).

5. General discussion of Application Materials.
6. Any other business (requires 2/3 vote of members present and voting).