

**SPECIAL MEETING**  
**AGENDA**

Wednesday, March 29, 2006     7:45 P.M.  
Public Meeting Room 206  
Darien Town Hall, 2 Renshaw Road  
Darien, Connecticut

**PUBLIC HEARINGS**

**CALENDAR NO. 18-2006**

The application of Gleason & Associates LLC on behalf of Douglas R. Munro and Rebecca A. Munro filed on January 18, 2006 for interpretations of Sections 820 and 908f, and for variations of Sections 382, 406, 820, and 908f as necessary of the Darien Zoning Regulations, to allow the maintenance of the existing structure and parking, the modification of an open porch with HVAC equipment, and the construction of second floor dormer additions; Section 820: an interpretation that the cost of proposed renovations will not exceed 50% of the value of the residence; Section 908f: an interpretation that the existing garage parking spaces satisfy the parking requirements; Section 382: enlargement of a non-conforming, two residence use of the property; Section 406: 16.0 in lieu of 40.0 feet minimum required west rear yard setback for the open porch and equipment modification; 17.0 in lieu of 40.0 feet minimum required west rear yard setback, and 29.0 in lieu of 40.0 feet minimum required south rear yard setback for the second floor dormers; Section 820: maintenance of existing first floor living space at 11.3 in lieu of 14.0 feet minimum required floor elevation, and reconstruction of the open porch at 10.8 in lieu of 14.0 feet minimum required floor elevation; and Section 908f: maintenance of the existing garage parking spaces in the west rear yard setback. The property is situated on the southwest side of Rings End Road approximately 210 feet northwest of the intersection of Rings End Road and Goodwives River Road and is shown on Assessor's Map #51 as Lots #1 and 2, being 102 Rings End Road and located in an R-1 (residential) Zone.

**CALENDAR NO. 24-2006**

The application of John & Deborah Aspinwall filed on February 22, 2006 for a variance of Section 406 of the Darien Zoning Regulations, to allow the installation of two second floor doors and modification of a safety railing; Section 406: 43.5 in lieu of 65.0 feet minimum required front yard setback as measured from the centerline of Beach Drive. The property is situated on the east side of Beach Drive approximately 75 feet south of the intersection of Beach Drive and Outlook Drive and is shown on Tax Assessor's Map #52 as Lot #98, being 29 Beach Drive and located in an R-1/2 (residential) Zone.

#### **CALENDAR NO. 25-2006**

The application of Cole Harris Associates on behalf of William & Althea Perley filed on February 22, 2006 for variances of Section 406 and an interpretation of Section 371 of the Darien Zoning Regulations, to allow the construction of one story and second story additions with a cupola; Section 406: 22.5 in lieu of 40.0 feet minimum required front yard setback; and Section 371: a determination that the proposed 7.5'x 7.5' by 3.5'± high roof structure (cupola) is an acceptable architectural feature exempt from the height regulations or if necessary a variance of Section 406: 34.9 in lieu of 30.0 feet maximum average roof height for the roof structure (cupola). The property is situated on the west side of Seagate Road at the southwest corner formed by the intersection of Seagate Road and Boston Post Road and is shown on Assessor's Map #53 as Lot #58, being 3 Seagate Road and located in an R-1/2 (residential) Zone.

#### **CALENDAR NO. 26-2006**

The application of Lisa Gray and Gray Organschi Arch. on behalf of Kurt & Margaret Cellar filed on February 22, 2006 for variances of Sections 406 and 361 of the Darien Zoning Regulations, to allow the construction of a gable roof, installation of a skylight, installation/modification of windows and doors, and the installation of new terrace pavers and railings; Section 406: 13.2 in lieu of 25.0 feet minimum required side yard setback for the gable roof; 6.9 in lieu of 25.0 feet minimum required side yard setback for the skylight; 13.2 in lieu of 25.0 feet minimum required side yard setback for the windows and doors; and Section 361: 6.8 in lieu of 8.0 feet minimum required side yard setback for the terrace pavers and railings. The property is situated on the west side of Old Farm Road approximately 400 feet northwest of the intersection of Old Farm Road and South Trail, and is situated on the east side of East Trail approximately 500 feet east of the intersection of East Trail and Arrowhead Way, and is shown on Assessor's Map #65 as Lot #45, being 8 Old Farm Road and located in an R-1 (residential) Zone.

### CALENDAR NO. 27-2006

The application of Kenneth Borecki filed on February 22, 2006 for a variance of Section 406 of the Darien Zoning Regulations, to allow the construction of a one story covered front porch; Section 406: 27.3 in lieu of 30.0 feet minimum required front yard setback. The property is situated on the east side of Fitch Avenue at the southeast corner formed by the intersection of Fitch Avenue and Park Place and is shown on Assessor's Map #41 as Lot #127, being 62 Fitch Avenue and located in an R-1/3 (residential) Zone.

### CALENDAR NO. 28-2006

The application of Law Office of Bruce Hill LLC on behalf of Amy E. Reed filed on February 22, 2006 for a variance of Section 906.3a of the Darien Zoning Regulations, to allow the development of one parking space within the front yard; Section 906.3a: development of one required off-street parking space within the 30.0 feet minimum required front yard space. The property is situated on the south side of LaForge Road approximately 120 feet west of the intersection of LaForge Road and Relihan Road and is shown on Assessor's Map #44 as Lot #20, being 24 LaForge Road and located in an R-1/5 (residential) Zone.

### CALENDAR NO. 29-2006

The application of John B. Stevenson IV and Jayme Stevenson filed on February 22, 2006 for a variance of Section 406 of the Darien Zoning Regulations, to allow a partially constructed, cantilevered second floor to remain; Section 406: 98.5 in lieu of 100.0 feet minimum required front yard setback for the wall, and 96.8 in lieu of 99.0 feet minimum required front yard setback for the roof eave. The property is situated on the north side of St. Nicholas Road approximately 2,100 feet west of the intersection of St. Nicholas Road and Mansfield Avenue and is shown on Assessor's Map #6 as Lot #93, being 65 St. Nicholas Road and located in an R-2 (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. General discussion of Application Materials.