

**REGULAR MEETING**  
**AGENDA**

Wednesday, April 26, 2006     7:45 P.M.  
Public Meeting Room 206  
Darien Town Hall, 2 Renshaw Road  
Darien, Connecticut

**CONTINUATION OF PUBLIC HEARINGS**

The following two hearings were opened on March 29, 2006, immediately continued to April 19, 2006, reopened on April 19, 2006, and immediately recontinued to tonight April 26, 2006. Since no testimony, comment, or additional information was previously provided to the ZBA, the seated ZBA members for these requests are those present tonight. If the ZBA determines to continue these hearings further, the applicants would have to provide a written extension allowing the ZBA to continue the hearings to a later date.

**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. 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.

### **PUBLIC HEARINGS**

#### **CALENDAR NO. 37-2006 (was 26-2006)**

The application of Gleason & Associates LLC on behalf of AGF Associates (owner) and HSBC (lessee) filed on February 22, 2006 for variances of Sections 923 and 926 of the Darien Zoning Regulations, to allow the installation of two wall signs with logos and a pole sign; Section 923.1b: 16.0 in lieu of 10.0 inches maximum height of wall sign logos/figures and letters; Section 923.1c: two in lieu of one maximum wall sign; and Section 926.2: 24.0 in lieu of 30.0 feet minimum required front yard setback for the pole sign. The property is situated on the north side of Boston Post Road approximately 100 feet east of the intersection of Boston Post Road and Richmond Drive and is shown on Assessor's Map #12 as Lots #36 & 37, being 151-165 Boston Post Road and located in the SB-E (commercial) Zone.

#### **CALENDAR NO. 38-2006 (was 27-2006)**

The application of Harry & Kathryn Amyotte filed on March 22, 2006 for variances of Section 406 of the Darien Zoning Regulations, to allow the construction of one story and second story additions; Section 406: 32.2 in lieu of 40.0 feet minimum required front yard setback. The property is situated on the northwest side of Brushy Hill Road approximately 600 feet southwest of the

north intersection of Brushy Hill Road and Andrews Drive and is shown on Assessor's Map #63 as Lot #69, being 17 Brushy Hill Road and located in an R-1 (residential) Zone.

### **CALENDAR NO. 31-2006**

The application of Robert F. Maslan, Jr., Esq. of Maslan Brown & Assoc. LLP on behalf of Elizaberth Herling (contract purchaser) and Estate of Stefan R. Rodney c/o Ann Hordeski (owner) filed on March 22, 2006 for a variance of Section 406 of the Darien Zoning Regulations, to allow the construction of a second story addition; Section 406: 10.0 in lieu of 15.0 feet minimum required side yard setback and 49.6 in lieu of 65.0 feet minimum required front yard setback as measured from the centerline of Raymond Heights. The property is situated on the west side of Raymond Heights approximately 390 feet northwest of the intersection of Raymond Heights and Raymond Street and is shown on Assessor's Map #36 as Lot #88, being 13 Raymond Heights and located in an R-1/2 (residential) Zone.

### **CALENDAR NO. 32-2006**

The application of Jacqueline Olschan of Sandak Hennessey & Greco LLP on behalf of The Nielsen Company (owner) and Stamford Hospital/Darien Imaging Center (lessee) filed on March 22, 2006 for variances of Sections 923, 925, 926, and 928 of the Darien Zoning Regulations, to allow the construction/installation of ground, directional, tenant listing, and awning signs; For the ground/directional sign proposed at the corner of Boston Post Road and Thorndal Circle: Section 926.1: to allow the sign to be internally illuminated; Section 926.3 referencing Section 925.1c: 9.0 in lieu of 4.0 inches maximum figure height; Section 928.18b: to allow location other than on the lot to which it refers; Section 928.1 referencing Section 665: less than 0.0 in lieu of 30.0 feet minimum required front yard setback; For the ground/tenant listing sign proposed at 3-6 Thorndal Circle: Section 925.1a: 30.0 in lieu of 20.0 maximum allowable square feet; Section 925.1b: 6.0 in lieu of 4.0 feet maximum allowable height; Section 925.1c: 6.0 in lieu of 4.0 inches maximum allowable figure height; Section 925.5 referencing Section 923.4: to allow the sign to be internally illuminated; Section 928.1 referencing Section 715: 0.0 in lieu of 30.0 feet minimum required front yard setback; For the directional signs; Section 925.4: to allow inclusion of the words "Stamford Hospital/Darien Imaging Center" and a logo/figure in lieu of being limited to indicating traffic pattern only; For the awning/wall sign: Section 925.2a: 60.0 in lieu of 12.0 inches maximum projection from the face of the building. The properties are situated on the northwest side of Boston Post Road at the

southwest corner formed by the intersection of Boston Post Road and Thorndal Circle; and situated on the southwest side of Thorndal Circle approximately 150 feet northwest of the intersection of Boston Post Road and Thorndal Circle; and are shown on Assessor's Map #39 as Lots #15, 16, 17, and 17A, being 1405 Boston Post Road and 3-6 Thorndal Circle and located in the SB and OB (commercial) Zones.

## 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. 67-2004, Edward C. Holcomb & Heather A. Winters, , 4 Waverly Road.
3. General discussion of Application Materials.
4. Any other business (requires 2/3 vote of members present and voting to add an item to the agenda).