

REGULAR MEETING
AGENDA

Wednesday, June 15, 2005 7:45 P.M.
Public Meeting Room 206
Darien Town Hall, 2 Renshaw Road
Darien, Connecticut

PUBLIC HEARINGS

CALENDAR NO. 28-2005

The application of L K Larocque on behalf of Lauretano Sign Group, Goodwives Shopping Center, UB Darien Inc, and shaw's Supermarket/Osco Pharmacy filed on April 20, 2005 for variations of Section 923.1 of the Darien Zoning Regulations to allow the installation of signs and a logo. Section 923: 36.0 in lieu of 10.0 inches maximum allowable letter height for the "shaws" letters; 24.0 in lieu of 10.0 inches maximum allowable letter height for the "Osco" letters; and 26.5 in lieu of 10.0 inches maximum allowable figure height for the leaves logo. The property is situated on the southeast side of Old Kings Highway North at the southeast corner formed by the intersection of Sedgwick Avenue and Old Kings Highway North and is shown on Tax Assessor's Map #71 as Lot #19, being 25 Old Kings Highway North and located in an DC (commercial) Zone.

CALENDAR NO. 40-2005

The application of Robert F. Maslan, Jr. on behalf of Joseph & Melanie Kelly and 182 West Avenue, LLC filed on May 18, 2005 for variations of Sections 332, 339, 339f, 406, 665, 854 if necessary, 944, and 906.6 of the Darien Zoning Regulations to allow the creation of a residential building lot and the construction of a two story commercial building with HVAC equipment : Sections 332 and 406: 0.0 in lieu of 50.0 feet minimum required street frontage; Section 339: the creation of a rear lot in the R-1/3 Zone; Section 339f: 30.0 in lieu of 80.0 feet minimum required setback of the proposed rear lot residence from the nearest point of the front lot; Section 406: 21.6 in lieu of 25.0 feet minimum required rear yard setback for the residence; Section 665: 26.0 in lieu of 30.0 feet minimum required front yard setback for the HVAC equipment; Section 854: grading within 15 feet of a property boundary; and Section 944 and 906.6: 0.0 in lieu of 25.0 feet minimum required landscape buffer or to allow the landscape buffer to be located partially in the residentially zoned portion of the property, and partially on the proposed residential lot. The property is situated on the northwest side of West Avenue

approximately 225 feet east of the intersection of West Avenue and Herman Avenue and is shown on Tax Assessor's Map #20 as Lot #10, being 182 West Avenue and located in an R-1/3 (residential) and an SB (commercial) Zone.

CALENDAR NO. 41-2005

The application of Anna Durkovic filed on May 18, 2005 for variations of Section 406 of the Darien Zoning Regulations to allow the construction of two story and one story covered porch additions. Section 406: 31.9 in lieu of 40.0 feet minimum required front yard setback for the two story addition; and 27.5 in lieu of 40.0 feet minimum required front yard setback for the one story covered porch addition. The property is situated on the west side of Harriet Lane at the northwest corner formed by the intersection of Harriet Lane and Tokeneke Road and is shown on Assessor's Map #36 as Lot #22, being 2 Harriet Lane and located in an R-1/2 (residential) Zone.

CALENDAR NO. 42-2005

The application of Jeffrey & Susan Hamill filed on May 18, 2005 for variations of Section 406 of the Darien Zoning Regulations to allow the construction of a second story and attic addition. Section 406: 34.7 in lieu of 40.0 feet minimum required front yard setback and 54.7 in lieu of 65.0 feet minimum required front yard setback as measured from the centerline of Woodland Drive. The property is situated on the south side of Woodland Drive approximately 500 feet west of the intersection of Woodland Drive and Nearwater Lane and is shown on Assessor's Map #52 as Lot #27, being 12 Woodland Drive and located in an R-1/2 (residential) Zone.

CALENDAR NO. 43-2005

The application of Susan Borgen dba T-Party Antiques & Tea Room on behalf of Dolcetti Inc. filed on May 18, 2005 for variations of Section 923.2 and 928.18 of the Darien Zoning Regulations to allow the installation of a directional hanging sign. Section 923.2: 0.0 in lieu of 4.0 feet minimum required front yard setback; and Section 928.18: installation of a sign on a lot (987 Boston Post Road) other than the lot (2 Squab Lane) which the sign refers to. The property is situated on the northwest side of Boston Post Road approximately 150 feet northeast of the intersection of Boston Post Road and Day Street and is shown on Assessor's Map #73 as Lot #29, being 987 Boston Post Road and located in the CBD (commercial) 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.
3. Any other business (requires 2/3 vote of members present and voting).