

**REGULAR MEETING
AGENDA**

Wednesday, July 20, 2005 7:45 P.M.
Public Meeting Room 206
Darien Town Hall, 2 Renshaw Road
Darien, Connecticut

PUBLIC HEARINGS

CALENDAR NO. 50-2005

To be opened and continued to July 27, 2005 at the applicant's request.

The application of Edward C. Piorkowski, Jr. filed on May 18, 2005 for an interpretation of Section 371 or if necessary a variance of Section 406 of the Darien Zoning Regulations to allow the construction of a two and one-half story cupola/tower. Section 371: an interpretation that the proposed 11.5'x 11.5' by 34.0' high structure (cupola/tower) is an acceptable architectural feature exempt from the height regulations; or if necessary a variance of Section 406: 34.0 in lieu of 30.0 feet maximum average roof height for the structure (cupola/tower). The property is situated on the north side of Old Kings Highway North approximately 250 feet east of the intersection of East Lane and Old Kings Highway North and is shown on Assessor's Map #32 as Lot #26, being 152 Old Kings Highway North and located in an R-1/2 (residential) Zone.

CALENDAR NO. 55-2005

The application of Wilder G. Gleason, Esq. on behalf of Harlan S. Stone and Susan C. Stone filed on June 22, 2005 for a variation of Section 322 of the Darien Zoning Regulations to allow the existing swimming pool and shed/guest sleeping quarters to remain. Section 322: to allow accessory structures without a principal structure, until a replacement residence is constructed on the property. The property is situated on the east side of Tokeneke Trail approximately 450 feet south of the intersection of Old Farm Road and Tokeneke Trail and is shown on Assessor's Map #65 as Lot #37, being 5 Tokeneke Trail and located in an R-1 (residential) Zone.

CALENDAR NO. 56-2005

The application of Dave Vernal filed on June 22, 2005 for variations of Sections 383, 625, 904, 1056.5, 906.6, and 945.1 of the Darien Zoning Regulations to allow the construction of a one and one-half story addition. Section 383: expansion of a nonconforming motor vehicle repair garage use; Section 625: 74.4 in lieu of 70.0% maximum allowable developed site area; Sections 904 and 1056.5: establishment of an unenclosed area for the storage of disabled vehicles, equipment, and parts of vehicles; Section 906.6: 0.0 in lieu of 30.0 feet minimum required front setback, 0.0 in lieu of 10.0 feet minimum required side yard setback, and 0.0 in lieu of 10.0 feet minimum required rear yard setback for parking; and Section 945.1: 0.0 in lieu of 30.0 feet minimum required front and 0.0 in lieu of 10.0 feet minimum required side yard perimeter landscaped area, and 0 in lieu of 1 minimum per 50' deciduous tree planting in the perimeter landscaped area. The property is situated on the southeast side of Boston Post Road approximately 400 feet southwest of the intersection of Boston Post Road and Old Kings Highway North and is shown on Assessor's Map #35 as Lot #3, being 498 Boston Post Road and located in a DB-2 (commercial) Zone.

CALENDAR NO. 57-2005

The application of Maslan Brown & Associates LLP on behalf of Gregory Lirot & Anita Christina Orsi-Lirot filed on June 22, 2005 for variations of Sections 334 and 406 of the Darien Zoning Regulations to allow the enclosure of a first floor entry area and the construction of a replacement front door with stoop and steps. Section 334: construction on a portion of the building lot with 67.0 in lieu of 150.0 feet minimum required lot depth; and Section 406: 35.0 in lieu of 40.0 feet minimum required front yard setback for the enclosure; and 28.0 in lieu of 40.0 feet minimum required front yard setback for the stoop and steps. The property is situated on the west side of Fairmead Road approximately 850 feet south of the intersection of Fairmead Road and Old Kings Highway North and is shown on Assessor's Map #35 as Lot #20, being 23 Fairmead Road and located in an R-1 (residential) Zone.

CALENDAR NO. 58-2005

The application of Wilder G. Gleason, Esq. on behalf of Terry Anne McKiernan filed on June 22, 2005 for a variation of Section 944 of the Darien Zoning Regulations to allow the relocation of a landscape buffer. Section 944: installation of the 25' minimum landscape buffer in the residentially zoned

(R-1/2) portion of the property in lieu of in the commercially zoned (DB-2) portion. The property is situated on the northwest side of Boston Post Road approximately 300 feet northeast of the intersection of Brookside Road and Boston Post Road and is shown on Assessor's Map #14 as Lot #34, being 581 Boston Post Road and located in an R-1/2 with DBR overlay (residential) and DB-2 (commercial) Zone.

CALENDAR NO. 59-2005

The application of Wilder G. Gleason, Esq. on behalf of Homero Sandoval, Sandovals of Darien, Inc., and Commerce Bank, NA filed on June 22, 2005 for variations of Sections 673b, 904, and 926 of the Darien Zoning Regulations to allow the construction of a bank with parking, a pole sign, and a wall sign. Section 673b and 904: 34 in lieu of 41 minimum required parking spaces; and Section 926: 15.0 in lieu of 30.0 feet minimum required front yard setback for the 15 square foot pole sign; and 48.0 in lieu of 10.0 inches maximum allowable figure height for the 17.5 square foot "C" logo. 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 West Norwalk Road and is shown on Assessor's Map #12 as Lots #41 and 42, being 25-35 Boston Post Road and located in an SB-E (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).