

**REGULAR MEETING**  
**AGENDA**

Wednesday, November 16, 2005    7:45 P.M.  
Public Meeting Room 206  
Darien Town Hall, 2 Renshaw Road  
Darien, Connecticut

**PUBLIC HEARINGS**

**CALENDAR NO. 76-2005**

The application of Jeremy Waycott on behalf of Pear Partners LLC filed on September 21, 2005 for a variance of Sections 923.1, 928.11, and 928.18 of the Darien Zoning Regulations, to allow the installation of four 18" x 85" banners; Section 923.1: the installation of 4 additional wall signs (banners) projecting 18 in lieu of 12 inches from the face of the building; Section 928.11: the installation of signs projecting at right angles to a building; Section 928.18: the installation of banners. The property is situated on the northwest side of Boston Post Road approximately 500 feet northeast of the intersection of Boston Post Road and Leroy Avenue, and is shown on Tax Assessor's Map #73 as Lots #7 and #42, being 1077 Boston Post Road (the Darien Playhouse Building), and located in the CBD (commercial) Zone.

**CALENDAR NO. 79-2005**

The application of Hilda Salerno on behalf of Patriot National Bank and James Quinn filed on September 21, 2005 for a variance of Section 923.1 of the Darien Zoning Regulations, to allow the installation of two additional awning signs; Section 923.1: 4 in lieu of 2 maximum wall signs for a commercial occupancy. The property is situated on the north side of Boston Post Road at the southeast corner formed by the intersection of Sedgwick Avenue and Boston Post Road and is shown on Assessor's Map #71 as Lots #1, 2, and 17, being 800 Boston Post Road and located in the CBD (commercial) Zone.

**CALENDAR NO. 80-2005**

The application of Robert F. Maslan, Jr. on behalf of Michael & Cynthia Grant filed on October 19, 2005 for an amendment to the approved plans of Calendar

No. 86-2004, or if necessary a variation of Section 406 of the Darien Zoning Regulations to allow the reconstruction of a one story garage. Section 406: 8.4 in lieu of 25.0 feet minimum required side yard setback. The property is situated on the east side of Circle Road approximately 450 feet south of the intersection of Circle Road and Old Kings Highway North and is shown on Assessor's Map #33 as Lot #47, being 8 Circle Road and located in an R-1 (residential) Zone.

#### **CALENDAR NO. 81-2005**

The application of Douglas C. Curtis, Jr. filed on October 19, 2005 for an interpretation of Section 385 and variations of Sections 334 and 406 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; Section 334: construction on a building lot with 73.0 in lieu of 150.0 feet minimum required lot width, and 73.0 in lieu of 150.0 feet minimum required lot depth; Section 406: 42.2 in lieu of 65.0 feet minimum required front yard setback as measured from the centerline of Clocks Lane, 11.5 in lieu of 25.0 feet minimum required north side yard setback, 5.1 in lieu of 40.0 feet minimum required rear yard setback, and 15.6 in lieu of 25.0 feet minimum required south side yard setback, 22.38 in lieu of 20.0% maximum allowable building coverage, and 6,501 in lieu of 43,560 square feet minimum required lot size. The property is situated on the east side of Clocks Lane at the northeast corner formed by the intersection of Clocks Lane and Wild Rose Lane and is shown on Tax Assessor's Map #64 as Lot #62, being 10 Clocks Lane and located in an R-1 (residential) Zone.

#### **CALENDAR NO. 82-2005**

The application of Joseph J. Rucci, Jr. on behalf of Dolcetti, Inc. and Darien Rowayton Bank filed on October 19, 2005 for an amendment to Stipulation G of the resolution of ZBA Calendar No. 4-1995, to allow the establishment of a temporary retail bank office. The property is situated on the northwest side of Boston Post Road approximately 100 feet southwest of the intersection of Boston Post Road and Center Street and is shown on Assessor's Map #73 as Lot #30, being 979 Boston Post Road and located in the CBD (commercial) Zone.

#### **CALENDAR NO. 83-2005**

The application of Robert Young, Arch. on behalf of Richard & Christie Stone filed on October 19, 2005 for a variance of Section 406 of the Darien Zoning

Regulations, to allow the construction of a one story covered porch addition; Section 406: 34.9 in lieu of 40.0 feet minimum required front yard setback. The property is situated on the west side of the Stephanie Lane cul de sac approximately 2000 feet west of the intersection of Stephanie Lane and Hollow Tree Ridge Road and is shown on Assessor's Map #8 as Lot #62, being 37 Stephanie Lane and located in an R-1/2 (residential) Zone.

### CALENDAR NO. 84-2005

The application of Jeffrey McDougal on behalf of Lee Cushman filed on October 19, 2005 for an interpretation of Sections 334 and 385 and, if necessary, variations of Sections 334 and 406 of the Darien Zoning Regulations to allow the construction of a replacement one and one half story dwelling. Section 385: a determination that the subject lot is a legal nonconforming building lot; Section 334: construction on a building lot with 100.0 in lieu of 150.0 feet minimum required lot width; and Section 406: 31,755 in lieu of 43,560 square feet minimum required lot size. The property is situated on the east side of Fairmead Road approximately 430 feet south of the intersection of Fairmead Road and Old Kings Highway North and is shown on Assessor's Map #34 as Lot #26, being 18 Fairmead Road and located in an R-1 (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 extension to obtain all required permits and begin on-site construction for ZBA Calendar No. 33-2005, Cindy L. Hampton, 192 Old Kings Highway South. The Public Hearing of this matter was May 25, 2005. Initial ZBA approval expires on December 9, 2005.
3. **Proposed amendment** to the plans of Calendar No. 66-2005, Robert Strada on behalf of Georgianna Matthys, 73 Holmes Avenue.

4. Requested amendment to the approved plans of Calendar No. 7-2004, Frank & Lois Zabrocky, 67 Hoyt Street.
5. General discussion of Application Materials.
6. Any other business (requires 2/3 vote of members present and voting).