

REGULAR MEETING
AGENDA

Wednesday, May 26, 2004 7:45 P.M.
Public Meeting Room 206
Darien Town Hall, 2 Renshaw Road
Darien, Connecticut

EXECUTIVE SESSION

To discuss pending litigation with Town Attorney Jim Murphy and Planning and Zoning Director Jeremy Ginsberg.

PUBLIC HEARINGS

CALENDAR NO. 35-2004

The application of Doug MacMillan on behalf of Paul & Patricia Uhlman filed on April 21, 2004 for a variation of Section 406 of the Darien Zoning Regulations to allow the construction of one and one-half, and two story additions. Section 406: 10.0 in lieu of 15.0 feet minimum required side yard setback. The property is situated on the east side of the Rocatton Road circle, approximately 700 feet west of the intersection of Rocatton Road and Leroy Avenue and is shown on Tax Assessor's Map #18 as Lot #23, being 17 Rocatton Road and located in an R-1/2 (residential) Zone.

CALENDAR NO. 36-2004

The application of Stamford Health System (lessee) and Michael P. Sweeney on behalf of SHR 1 LLC (owner) filed on April 21, 2004 for a variation of Section 925.2 of the Darien Zoning Regulations to allow the installation of a wall sign logo. Section 925.2: 24" in lieu of 6" maximum figure height. The property is situated on the southeast side of Boston Post Road at the south corner formed by

the intersection of Cross Street and Boston Post Road and is shown on Tax Assessor's Map #41 as Lot #139, being 1500 Boston Post Road and located in an OB (commercial) Zone.

CALENDAR NO. 37-2004

The application of Gleason, Hill & Ambrette, LLC on behalf of Jerry V. Elliot and Susan S. Elliot filed on April 21, 2004 for variations of Sections 406 and 825 of the Darien Zoning Regulations to allow the construction of one and one-half, and two story additions. Section 406: 45.4 in lieu of 65.0 feet minimum required front yard setback as measured from the centerline of Five Mile River Road; and if necessary Section 825: maintenance of existing basement storage and mechanical equipment space at 9.0 in lieu of 13.0 feet minimum required floor elevation. The property is situated on the east side of Five Mile River Road approximately 1900 feet south of the intersection of Old Farm Road and Five Mile River Road; and approximately 500 feet north of the intersection of Davis Lane and Five Mile River Road and is shown on Tax Assessor's Map #66 as Lot #23, being 97 Five Mile River Road and located in an R-1/2 (residential) Zone.

CALENDAR NO. 38-2004

The application of Gleason, Hill & Ambrette, LLC on behalf of St. Luke's Episcopal Church filed on April 21, 2004 for variations of Sections 406 and 362 of the Darien Zoning Regulations to allow the installation of an air conditioning chiller/compressor and a screening fence. Section 406: 17.0 in lieu of 40.0 feet minimum required front yard setback for the air conditioning chiller/compressor, and 16.0 in lieu of 40.0 feet minimum required front yard setback for the screening fence; and Section 362: 7.5 in lieu of 4.0 feet maximum height of fence in front yard. The property is situated on the south side of Boston Post Road at the southeast corner formed by the intersection of Rings End Road and Boston Post Road, and is shown on Tax Assessor's Map #49 as Lots #52, 54, 55, and 56, being 1864 Boston Post Road and located in an R-1/2 (residential) Zone.

GENERAL MEETING

1. Discussion, deliberation, and possible decision of Calendar No. 22-2004, Gleason, Hill & Ambrette, LLC on behalf of Robin and Janet Mills,

regarding property of Denis & Jennifer Manelski at 11 Pratt Island, previously heard by the ZBA on April 14, 2004. Decision deadline is June 18, 2004. Seated ZBA members for this request are Ramsay Bell, Dick Sanford, Al Tibbetts, Gary Greene, and Jeff Williams.

2. Discussion, deliberation and possible decisions for Public Hearing request items listed above.
3. Requested amendment to the approved plans of Calendar No. 72-2003, Fred & Jane Schweizer, 6 Berry Lane.
4. Requested six month extension to obtain all required permits and begin on-site construction for ZBA Calendar No. 31-2003, Robert & Avery Flowers, 26 Nickerson Lane. Initial ZBA approval expired on November 22, 2003. On November 19, 2003, the ZBA granted an initial 6 month extension to May 22, 2004.
5. Any other business (requires 2/3 vote of members present and voting).