

REGULAR MEETING
AGENDA

Wednesday, July 21, 2004 7:45 P.M.
Public Meeting Room 206
Darien Town Hall, 2 Renshaw Road
Darien, Connecticut

GENERAL MEETING

1. Discussion, deliberation, and possible decision of Calendar No. 33-2004, the application of Robert F. Maslan, Jr. Esq. on behalf of Mitchell Ross & Kerry Ross, 10 Nickerson Lane, previously heard by the ZBA on June 16, 2004. Decision deadline is August 20, 2004. Seated ZBA members for this request are Ramsay Bell, Dick Sanford, Vic Capellupo, Everett Drugge, and Al Tibbetts.

PUBLIC HEARINGS

CALENDAR NO. 46-2004

The application of Mark Mohn dba Carpet Resources on behalf of Celeste Garr filed on May 19, 2004 for a variation of Sections 926.3 and 926.4 of the Darien Zoning Regulations to allow the installation of a ground sign in addition to the existing pole sign. Section 926.4 allows one pole sign or one ground sign. Section 926.3: 0.0 in lieu of 30.0 feet minimum required front yard setback; and 6" and 5" in lieu of 4" maximum letter height. The property is situated on the east side of Boston Post Road approximately 500 feet southwest of the intersection of I-95 and Boston Post Road and is shown on Tax Assessor's Map #63 as Lot #6, being 1324 Boston Post Road and located in an SB (commercial) Zone.

CALENDAR NO. 51-2004

The application of Michael & Kerrie Kelley filed on June 23, 2004 for a variation of Section 406 of the Darien Zoning Regulations, to allow the construction of a one story addition. Section 406: 16.6 in lieu of 20.0 feet minimum required total of two side yards setback. The property is situated on the north side of Relihan Road approximately 590 feet west of the intersection of Laforge Road and

Relihan Road, and is shown on Tax Assessor's Map #44 as Lot #12, being 51 Relihan Road and located in the R-1/5 (residential) Zone.

CALENDAR NO. 52-2004

The application of Gleason, Hill & Ambrette, LLC on behalf of Nearwater Investors, LLC (owner) and Crystal Gardens, Inc. (lessee), filed on June 23, 2004 for an amendment of the stipulations of ZBA Calendar #47-1992 and Calendar #61-2003. The property is located on the southeast side of Boston Post Road 20 feet south of the intersection of Tokeneke Road and Boston Post Road, and is shown on Tax Assessor's Map #72 as Lot #1, being 934 Boston Post Road and located in the CBD (Commercial) Zone.

CALENDAR NO. 53-2004

The application of Gleason, Hill & Ambrette, LLC on behalf of Guernsey Realty Company, Inc. (owner), and Heating Oil Partners, LP (lessee), filed on June 23, 2004 for a variation of Section 904 of the Darien Zoning Regulations to allow the installation of a back-up generator. Section 904: 127 in lieu of 175 minimum required parking spaces. The property is located on the southeast side of Boston Post Road approximately 200 feet east of the intersection of Leroy Avenue and Boston Post Road, and is shown on Tax Assessor's Map #72 as Lots #23 and #24, being 1120 Boston Post Road, and located in the CBD (commercial) Zone.

CALENDAR NO. 54-2004

The application of Anthony & Amy Barsanti filed on June 23, 2004 for variations of Section 406 of the Darien Zoning Regulations to allow the construction of a second and attic story addition. Section 406: 10.2 in lieu of 15.0 feet minimum required side yard setback and 27.8 in lieu of 30.0 feet minimum required total of two side yards setback. The subject property is located on the north side of Sunset Road, approximately 760 feet east of the intersection of Mansfield Avenue and Sunset Road, and is shown on Tax Assessor's Map #15 as Lot #61, being 19 Sunset Road, and located in the R-1/2 (residential) Zone.

CALENDAR NO. 57-2004

The application of John & Laurie Orem filed on June 23, 2004 for a variation of Section 406 of the Darien Zoning Regulations to allow the construction of a two and one half story addition. Section 406: 10.4 in lieu of 30.0 feet minimum required front yard setback. The property is situated on the west side of Noroton Avenue at the southwest corner formed by the intersection of Casement Street and Noroton Avenue, and is shown on Tax Assessor's Map #43 as Lot #12, being 43 Noroton Avenue and located in an R-1/3 (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 amendment to the previously submitted building plans of Calendar No. 60-1999, Mark Curtis dba Splash on behalf of Exit 13 Car Wash, Inc., 251 Boston Post Road.
3. Requested amendment to the resolution of Calendar No. 37-2004, Wilder Gleason on behalf of Jerry & Susan Elliott, 97 Five Mile River Road.
4. Any other business (requires 2/3 vote of members present and voting).