

**REGULAR MEETING
AGENDA**

Wednesday, November 16, 2011 7:45 P.M.
Public Meeting Room 206
Darien Town Hall, 2 Renshaw Road
Darien, Connecticut

**CONTINUATION OF PUBLIC HEARING
TO BE REOPENED AND RECONTINUED TO NOVEMBER 30th**

Opened on October 19, 2011 and continued to tonight, November 16, 2011 due to complications that developed. The previously seated ZBA members for this request are Vic Capellupo, Gary Greene, Jeff Williams, Ruth Anne Ramsey, John Ashburne, and Rich Wood.

CALENDAR NO. 44-2011

The application of Anthony Lafo and American Sign Inc. on behalf of F.A. Miller Realty dba Range Rover/Land Rover of Darien filed on September 21, 2011 for variances of Sections 675, 925 and 926 of the Darien Zoning Regulations, to allow the installation of an internally illuminated replacement ground/monument sign; Section 675: 24.2 in lieu of 30.0 feet minimum required front yard setback; and Sections 925 and 926: 5 ¾ in lieu 4 inches maximum allowable letter height, 8.5 in lieu of 4.0 maximum allowable sign height, and 51.7 in lieu of 20.0 maximum allowable square footage. The property is situated on the southeast side of Boston Post Road approximately 200 feet west of the intersection of West Norwalk Road and Boston Post Road and is shown on Assessor's Map #32 as Lot #3, being 90 Boston Post Road and located in the SB-E (commercial) Zone.

**PUBLIC HEARINGS
TO BE OPENED AND CONTINUED TO NOVEMBER 30th**

CALENDAR NO. 47-2011

The application of Geoffrey & Andrea Cragin filed on October 19, 2011 for a variance of Section 406 of the Darien Zoning Regulations, to allow the construction of a one story addition; Section 406: 12.9 in lieu of 40.0 feet minimum required rear yard setback. The

property is situated on the south side of Dellwood Road approximately 350 feet east of the intersection of Maywood Road and Dellwood Road and is shown on Assessor's Map #12 as Lot #12, being 6 Dellwood Road and located in an R-1 (residential) Zone.

CALENDAR NO. 48-2011

The application of Thomas Sturges Construction, LLC filed on October 19, 2011 for a variance of Section 406 of the Darien Zoning Regulations, to allow the construction of a garage entry trellis; Section 406: 16.9 in lieu of 40.0 feet minimum required front yard setback. The property is situated on the west side of Wakeman Road approximately 250 feet north of the intersection of Old Kings Highway North and Wakeman Road and is shown on Assessor's Map #32 as Lot #28A, being 3 Wakeman Road and located in an R-1/2 (residential) Zone.

CALENDAR NO. 49-2011

The application of William J. Hennessey, Jr., Esq. on behalf of Francis X. Gallagher & Catherine A. Gallagher filed on October 19, 2011 for a variance of Section 406 of the Darien Zoning Regulations, to allow the reconstruction of the garage wing of the house and the construction of a second story addition; Section 406: 73.5 in lieu of 90.0 feet minimum required front yard setback. The property is situated on the southeast side of Pasture Lane approximately 2300 feet east of the intersection of Nearwater Lane and Pasture Lane and is shown on Assessor's Map #51 as Lot #57A, being 32 Pasture Lane and located in an R-1 (residential) Zone.

OTHER BUSINESS

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 regulatory 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. Requested six month extension, received September 27, 2011, to obtain all required permits and begin on-site construction for ZBA Calendar No. 38-2010, William Raveis Real Estate, 22 Old Kings Highway South. The Public Hearing of this matter was June 16, 2010. Initial ZBA approval expires on December 24, 2011.
2. Requested twelve month extension, received November 8, 2011, to obtain all required permits and begin on-site construction for ZBA Calendar No. 20-2010, Louis Benedetto, 000 Raymond Street. The Public Hearing of this matter was April 28, 2010. Initial ZBA approval would have expired on November 13, 2010. Following a November 11, 2010 request, on December 15, 2010 the ZBA granted a 12 month extension to November 13, 2011.

3. Requested amendment to the approved plans of Calendar No. 61-2010, Andrew & Elizabeth Okun, 46 Raymond Street.
4. Requested amendment to the previously approved plans (now expired) of Calendar No. 20-2006, to allow restoration of a nonconforming cottage, current owner Mario Lombardi, 72-74 Old Kings Highway South.
5. Requested extension to June 7, 2012, received November 15, 2011, to obtain all required permits and begin on-site construction for ZBA Calendar No. 57-2010, 205 Post Road Development Partners, 205 Boston Post Road. The Public Hearing of this matter was September 22, 2010.
6. Approval of Minutes of meeting on October 12, 2011. ZBA members attending this meeting were Vic Capellupo, Gary Greene, Chuck Deluca, Jeff Williams, John Ashburne, and Rich Wood.
7. Approval of Minutes of meeting on October 19, 2011. ZBA members attending this meeting were Vic Capellupo, Gary Greene, Jeff Williams, John Ashburne, Ruth Anne Ramsey, and Rich Wood.
8. General discussion of Application Materials, applicant identity, application review procedures, hearing guidelines, hardship criteria, decision practices/guidelines/ staff questions, project fit relative to neighbor properties, supervision/inspection of construction projects, and/or requested changes.
9. Any other business (a minimum 2/3, 67%, i.e. 3/4, 4/5, or 4/6, favorable vote of members present and voting is required to add an item to the agenda).