

**REGULAR MEETING
AGENDA**

Wednesday, June 15, 2011 7:45 P.M.
Public Meeting Room 206
Darien Town Hall, 2 Renshaw Road
Darien, Connecticut

OPENING

Due to a lack of sufficient ZBA members tonight the following scheduled Public Hearings will all be briefly opened and continued to the next ZBA meeting on June 22nd without any testimony or comment.

CONTINUATION OF PUBLIC HEARINGS

Opened on May 18, 2011 and continued to tonight, June 15, 2011.

CALENDAR NO. 16-2011

The application of Lance E. Zimmerman, A.I.A. on behalf of Tero & Sarah Janne filed on April 20, 2011 for a variance of Section 406 of the Darien Zoning Regulations, to allow the enlargement of an existing living room and the construction of a one story addition; Section 406: 0.8 in lieu of 15.0 feet minimum required side yard setback. The property is situated on the north side of Prospect Avenue approximately 500 feet east of the intersection of Mansfield Avenue and Prospect Avenue and is shown on Assessor's Map #15 as Lot #4, being 12 Prospect Avenue and located in an R-1/2 (residential) Zone.

CALENDAR NO. 18-2011

The application of Robert F. Maslan, Jr., Esq. and Maslan Associates, P.C. on behalf of Christian Zawacki and Ann Marie Zawacki filed on April 20, 2011 for an interpretation of Section 385, an interpretation of Section 210, and variances 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 with 13,579 in lieu of 43,560 square feet minimum required lot size and 75.0 in lieu of 150.0 feet minimum required lot width, and can be properly developed with adequate related site improvements; Section 210: a determination that Oriole Lane is not a street relative to the definition of yards and minimum required setbacks; Section 334: construction on

a building lot with 75.0 in lieu of 150.0 feet minimum required lot width; and Section 406: 13.0 in lieu of 25.0 feet minimum required east side yard setback; and 14.0 in lieu of 40.0 feet minimum required Oriole Lane front yard setback or 14.0 in lieu of 25.0 feet minimum required west side yard setback if Oriole Lane is not a street. The property is situated on the north side of Mansfield Place approximately 400 feet east of the intersection of Mansfield Avenue and Mansfield Place and is shown on Assessor's Map #10 as Lot #66, being 7 Mansfield Place and located in an R-1 (residential) Zone.

PUBLIC HEARINGS

CALENDAR NO. 22-2011

The application of Gleason & Associates LLC on behalf of Leslie Sutton filed on May 18, 2011 for a variance of Section 406 of the Darien Zoning Regulations, to allow the construction of a two story addition; Section 406: 37.83 in lieu of 30.0 feet maximum allowable building height. The property is situated on the east side of Old Kings Highway South approximately 500 feet northeast of the intersection of Glen Gorham Lane and Old Kings Highway South and is shown on Assessor's Map #49 as Lot #45, being 227 Old Kings Highway South and located in an R-1 and R-1/2 (residential) Zone.

CALENDAR NO. 23-2011

The application of Teodoro Milone, P.E. on behalf of William Storrs Morehouse filed on May 18, 2011 for variances of Sections 334, 354, 371 and 406 of the Darien Zoning Regulations, to allow the construction of a two and one-half story residence with an attached 1 story garage, entry stairs, and rooftop cupola; Section 334: construction on a portion of the lot with 77.0 in lieu of 100.0 feet minimum required lot width; Section 354: 5.0 in lieu of 37.0 feet minimum required front yard setback for the entry stairs; Section 371: a determination that the proposed cupola is an acceptable minimal feature which is not applicable to the height calculation; and Section 406: 10.0 in lieu of 40.0 feet minimum required front yard setback for the residence; 10.0 in lieu of 15.0 feet minimum required west side yard setback and 25.0 in lieu of 30.0 feet minimum required total of two side yards setback. The property is situated on the northeast side of Morehouse Drive approximately 600 feet north of the intersection of Prospect Avenue and Morehouse Drive and is shown on Assessor's Map #15 as Lot #11, being 21 Morehouse Drive and located in an R-1/2 (residential) Zone.

CALENDAR NO. 24-2011

The application of Amy S. Zabetakis, Esq. on behalf of Joseph & Silvia Larizza filed on May 18, 2011 for a variance of Section 406 of the Darien Zoning Regulations, to allow the construction of a two story addition; Section 406: 49.0 in lieu of 55.0 feet minimum required front yard setback as measured from the centerline of Fairview Avenue. The property is situated on the north side of Highland Avenue at the northwest corner formed by the intersection of Fairview Avenue and Highland Avenue and is shown on Assessor's Map #16 as Lot #25, being 12 Highland Avenue and located in an R-1/3 (residential) Zone.

CALENDAR NO. 25-2011

The application of on behalf of Penny Glassmeyer on behalf of Baywater Properties, 17 OKHS filed on May 18, 2011 for a variance of Sections 925.1 and 715 of the Darien Zoning Regulations, to allow the installation of a ground/monument sign; Sections 925.1 and 715: 5.0 in lieu of 30.0 feet minimum required front yard setback. The property is situated on the east side of Old Kings Highway South at the east corner formed by the intersection of Center Street and Old Kings Highway South and is shown on Assessor's Map #38 as Lots #12 and 13, being 17 Old Kings Highway South and located in an OB (commercial) Zone.