

**REGULAR MEETING**  
**AGENDA**

Wednesday, June 23, 2010 7:45 P.M.  
Public Meeting Room 206  
Darien Town Hall, 2 Renshaw Road  
Darien, Connecticut

**Due to necessary scheduling of ZBA members, the following items may be considered out of sequence and application requests may be heard and then deliberated one by one rather than all the deliberations occurring at the end of the meeting.**

**CONTINUATION OF PUBLIC HEARING**

Opened on May 26, 2010 and immediately continued to June 16, 2010 at the applicants' requests due to complications on the property. Reopened on June 16, 2010 and immediately recontinued to tonight, June 23, 2010. Since no testimony, comment, or additional information was provided to the ZBA on May 26<sup>th</sup> or June 16<sup>th</sup>, the seated ZBA panel for this request is those members present tonight. This hearing must be completed by June 30, 2010 (within 35 days after its May 26<sup>th</sup> opening). However, the next scheduled regular ZBA meeting is July 21, 2010. Therefore, if the ZBA determines to continue this hearing further, a special meeting must be scheduled by June 30<sup>th</sup> when all of the seated members can attend. Or the applicants may provide up to a 65 day extension allowing the ZBA to continue this hearing to a later date.

**CALENDAR NO. 31-2010**

The application of Roger Bartels of Bartels-Pagliaro Architects and Wilder G. Gleason of Gleason & Associates LLC on behalf of Craig & Sally Henrich filed on April 21, 2010 for variances of Section 406 of the Darien Zoning Regulations and modification of the stipulations of Calendar No. 6-1997, to allow the construction of second story additions to the residence and the installation of limited kitchen facilities in the detached office/cabana; Section 406: 20.3 in lieu of 35.0 feet

minimum required south side yard setback; 34.6 and 25.0 in lieu of 50.0 feet minimum required Three Wells Lane front yard setback; and modification of the stipulations of Calendar No. 6-1997. The property is situated on the east side of Brookside Road at the southeast corner formed by the intersection of Brookside Road and Three Wells Lane and is shown on Assessor's Map #4 as Lot #31, being 234 Brookside Road and located in an R-2 (residential) Zone.

## **PUBLIC HEARINGS**

### **CALENDAR NO. 34-2010**

The application of Gary M. Tierney on behalf of Charles & Jennifer Taylor filed on May 19, 2010 for a variance of Section 406 of the Darien Zoning Regulations, to allow the construction of a one story covered front porch addition; Section 406: 24.5 in lieu of 30.0 feet minimum required front yard setback. The property is situated on the east side of Devonshire Drive approximately 380 feet north of the intersection of Hillside Avenue and Devonshire Drive and is shown on Assessor's Map #47 as Lot #95, being 11 Devonshire Drive and located in an R-1/3 (residential) Zone.

### **CALENDAR NO. 36-2010**

The application of Greg Cowles & Antoinette Lefebvre filed on May 19, 2010 for variances of Sections 334 and 406 of the Darien Zoning Regulations, to allow the construction of a replacement first floor porch and one and second story additions with HVAC equipment and a Bilco door; Section 334: construction on a building lot with 92.0 in lieu of 100.0 feet minimum required lot depth; and Section 406: 15.4 in lieu of 30.0 feet minimum required front yard setback and 23.4 in lieu of 55.0 feet minimum required front yard setback as measured from the centerline of Hillside Court; and construction of additional building volume on a lot with 27.26 in lieu of 20.0% maximum allowable building coverage. The property is situated on the south side of Hillside Court approximately 220 feet west of the intersection of Hillside Court and Hillside Avenue and is shown on Assessor's Map #47 as Lot #36, being 5 Hillside Court and located in an R-1/3 (residential) Zone.

### **CALENDAR NO. 40-2010**

The application of Eileen Crispell on behalf of Samuel & Anthia Nickerson filed on May 19, 2010 for amendments to the previously approved plans of Calendar No. 10-2010, to allow the construction of one story covered porch, two story, and attic story additions; modifications to the attic story addition, the covered front porch,

and removal of exterior siding and sheathing. The property is situated on the west side of Lakeside Avenue approximately 250 feet south of the intersection of Sedgwick Avenue and Lakeside Avenue and is shown on Assessor's Map #17 as Lot #108, being 19 Lakeside Avenue and located in an R-1/3 (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. Discussion, deliberation and possible decisions for Public Hearing request items listed above. 4 affirmative votes out of the 5 seated ZBA members are required to approve a proposal.
2. Requested amendment to the approved plans of Calendar No. 48-2006, Douglas C. & Lynne Curtis, 10 Clocks Lane.
3. Requested amendment to the approved plans of Calendar No. 32-2010, Michele Handy, 55 Middlesex Road.
4. Requested amendment to the approved plans of Calendar No. 7-2010, John & Allegra Erickson, 17 Plymouth Road.
5. General discussion of Application Materials, hearing guidelines, hardship criteria, decision practices/guidelines, project fit relative to neighbor properties, supervision/inspection of construction projects, and/or requested changes.
6. 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).