

REGULAR MEETING
AGENDA

Wednesday, April 29, 2009 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.

PUBLIC HEARINGS

CALENDAR NO. 14 -2009

The application of Stuart Wright on behalf of Carol A. Farquhar filed on March 25, 2009 for variances of Sections 334 and 406 of the Darien Zoning Regulations, to allow the construction of first floor enclosure and second story additions; Section 334: construction on a portion of the lot with 85.0 in lieu of 100.0 feet minimum required lot depth; Section 406: 9.5 in lieu of 25.0 feet minimum required front yard setback; and 25.5 in lieu of 50.0 feet minimum required front yard setback as measured from the centerline of Raymond Street. The property is situated on the east side of Raymond Street approximately 700 feet north of the intersection of Tokeneke Road and Raymond Street and is shown on Assessor's Map #36 as Lot #102, being 34 Raymond Street and located in an R-1/5 (residential) Zone.

CALENDAR NO. 15-2009

The application of Gerald Raasch filed on March 25, 2009 for a variance of Section 406 of the Darien Zoning Regulations, to allow the installation of HVAC

equipment; Section 406: 15.0 in lieu of 25.0 feet minimum required side yard setback. The property is situated on the east side of Ring's End Road approximately 500 feet south of the intersection of Ring's End Road and Boston Post Road and is shown on Assessor's Map #50 as Lot #1, being 29 Ring's End Road and located in an R-1 (residential) Zone.

CALENDAR NO. 17-2009

The application of Anthony Totilo, Architects on behalf of Joanne Frawley filed on March 25, 2009 for variances of Sections 406 and 825d6 of the Darien Zoning Regulations, to allow the construction of second story dormer, one story covered front portico, and two story additions; and the maintenance and construction of basement space; Section 406: 8.5 in lieu of 10.0 feet minimum required side yard setback and 21.0 in lieu of 30.0 feet minimum required front yard setback for the second story dormer; 26.4 in lieu of 30.0 feet minimum required front yard setback for the portico; 28.8 in lieu of 30.0 feet minimum required front yard setback for the two story addition; and Section 825d6: maintenance of existing basement space at 78.9 and 80.1 in lieu of 81.6 feet minimum required floor elevation; and construction of additional basement space at 78.9 in lieu of 81.6 minimum required floor elevation. The property is situated on the west side of Greenwood Avenue approximately 1000 feet north of the intersection of Camp Avenue and Greenwood Avenue and is shown on Assessor's Map #8 as Lot #152, being 37 Greenwood Avenue and located in an R-1/3 (residential) Zone.

CALENDAR NO. 19-2009

The application of Robert F. Maslan, Jr., Esq. on behalf of C. B. Griffith, LLC and Post Road Eleven, LLC filed on March 25, 2009 for variances of Sections 662, 226, 334, 666, 904, 906.6, 940 and 944 of the Darien Zoning Regulations, to allow the construction of a two story retail, commercial sales and services and/or business and professional office building with a transformer/generator, storage area, garbage enclosure, and HVAC equipment; Section 662: possible commercial sales and services use with limited generally required external storage or activity which is a normal part of the operation of the use; possible business and professional office use where none is permitted; Section 226: 40.0 in lieu of 44.0 feet minimum required parking space and aisle depth; Section 334: construction on a portion of the lot with less than 100.0 feet minimum required lot depth; Section 666: 0.0 in lieu of 65.0 feet minimum required parking setback in front of the building; 21.4 and 19.8 in lieu of 30.0 feet minimum required front yard setback for the building and eave; 1.5 in lieu of 0.0 or 4.0 feet minimum required side yard setback for the transformer/generator and storage area; 7.0 in lieu of

25.0 feet minimum required rear yard setback for the transformer/generator and storage area; 3.0 and in lieu of 25.0 feet minimum required rear yard setback for the garbage enclosure; 3.0 in lieu of 0.0 or 4.0 minimum required side yard setback for the building and eave; 37.4 in lieu of 20.0% maximum allowable building coverage; 85.0 in lieu of 80.0% maximum allowable developed site area; 0.0 and -2.5 in lieu of 6.0 feet minimum required front landscape depth; Section 904: 8 in lieu of 30 minimum required parking spaces; Section 906.6: 0.0 and -2.5 in lieu of 6.0 feet minimum required front parking setback; 14.0 in lieu of 25.0 feet minimum required rear parking setback; Sections 666 and 940: 0.0 and -2.5 in lieu of 10.0 feet minimum required front landscape area; and Sections 667 and 944: 0.0 in lieu of 25.0 feet minimum required rear yard landscape buffer abutting the adjacent residential zone lots. The property is situated on the southeast side of Boston Post Road approximately 0 feet west of the intersection of Boston Post Road and the I-95 northbound Exit 11 entrance ramp and is shown on Assessor's Map #63 as Lot #1, being 1292 Boston Post Road and located in an SB (commercial) 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. Approval of Minutes of meeting on April 22, 2009. ZBA members attending this meeting were Vic Capellupo, Gary Greene, Al Tibbetts, Ruth Anne Ramsey, and John Ashburne.
3. Approval of Minutes and Resolutions of the following public hearing application decisions made on March 18, 2009. Seated ZBA members for these decisions were Vic Capellupo, Chuck Deluca, Ruth Anne Ramsey, John Ashburne, and Polly Davis.

Calendar #3-2009 Trautmann, 4 Laurel Lane

Calendar #4-2009 Baywater Post Road Associates II, LLC, 1020 Boston
Post Road

4. Approval of Minutes of Joint Meeting on April 15, 2009 with the Architectural Review Board. ZBA members attending this meeting were Vic Capellupo, Gary Greene, Al Tibbetts, Jeff Williams, John Ashburne, and Polly Davis.
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).