

REGULAR MEETING
AGENDA

Wednesday, January 25, 2006 7:45 P.M.
Public Meeting Room 206
Darien Town Hall, 2 Renshaw Road
Darien, Connecticut

PUBLIC HEARINGS

CALENDAR NO. 5-2006

The application of Ernest J. Nedder filed on December 21, 2005 for a variance of Section 406 of the Darien Zoning Regulations, to allow the construction of a one story enclosed side porch addition; Section 406: 11.1 in lieu of 14.4 feet minimum required side yard setback and 21.7 in lieu of 25.0 feet minimum required total of two side yards setback relative to the north property line. The property is situated on the west side of Dickinson Road approximately 100 feet south of the intersection of Dickinson Road and Clock Avenue and is shown on Assessor's Map #42 as Lot #35, being 31 Dickinson Road and located in an R-1/3 (residential) Zone.

CALENDAR NO. 6-2006

The application of Robert Young, Architect on behalf of Richard & Christie Stone filed on December 21, 2005 for a variance of Section 406 of the Darien Zoning Regulations, to allow the construction of a one story covered porch addition; Section 406: 36.9 in lieu of 40.0 feet minimum required front yard setback. The property is situated on the west side of the Stephanie Lane cul de sac approximately 2000 feet west of the intersection of Stephanie Lane and Hollow Tree Ridge Road and is shown on Assessor's Map #8 as Lot #62, being 37 Stephanie Lane and located in an R-1/2 (residential) Zone.

CALENDAR NO. 7-2006

The application of Kurt & Margaret Cellar filed on December 21, 2005 for a variance of Section 406 of the Darien Zoning Regulations, to allow the construction of a one and one-half story addition; Section 406: 6.9 in lieu of 25.0 feet minimum required side yard setback. The property is situated on the west side of Old Farm Road approximately 400 feet northwest of the intersection of

Old Farm Road and South Trail, and is situated on the east side of East Trail approximately 500 feet east of the intersection of East Trail and Arrowhead Way, and is shown on Assessor's Map #65 as Lot #45, being 8 Old Farm Road and located in an R-1 (residential) Zone.

CALENDAR NO. 8-2006

The application of Richard and Juliette Jansen filed on December 21, 2005 for a variance of Section 406 of the Darien Zoning Regulations, to allow the reconstruction of a one story covered porch and its enclosure for study/office use; Section 406: 11.0 in lieu of 15.0 feet minimum required side yard setback. The property is situated on the east side of Outlook Drive at the northeast corner formed by the intersection of Outlook Drive and Woodland Drive and is shown on Assessor's Map #52 as Lot #64, being 15 Outlook Drive and located in an R-1/2 (residential) Zone.

CALENDAR NO. 9-2006

The application of Mr & Mrs Thomas Maguire filed on December 21, 2005 for a variance of Section 406 of the Darien Zoning Regulations, to allow the construction of a second story addition; Section 406: 27.5 in lieu of 40.0 feet minimum required rear yard setback. The property is situated on the north side of Sylvan Road at the northeast corner formed by the intersection of Sylvan Road and Birch Road and is shown on Assessor's Map #4 as Lot #80, being 19 Sylvan Road and located in an R-1 (residential) Zone.

CALENDAR NO. 10-2006

The application of Chris & Stephanie Maher filed on December 21, 2005 for variances of Section 406 of the Darien Zoning Regulations, to allow the construction of a one story covered front porch addition; Section 406: 23.7 in lieu of 25.0 feet minimum required front yard setback, and 20.36 in lieu of 20.0% maximum allowable building coverage. The property is situated on the south side of LaForge Road approximately 500 feet east of the intersection of LaForge Road and Gardiner Street and is shown on Assessor's Map #44 as Lot #25, being 14 LaForge Road and located in an R-1/5 (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 approved plans of Calendar No. 38-2005, John & Deborah Aspinwall, 29 Beach Drive.
3. General discussion of Application Materials.
4. Any other business (requires 2/3 vote of members present and voting).