

**REGULAR MEETING**  
**AGENDA**

Wednesday, February 15, 2006     7:45 P.M.  
Public Meeting Room 206  
Darien Town Hall, 2 Renshaw Road  
Darien, Connecticut

**PUBLIC HEARINGS**

**CALENDAR NO. 11-2006**

The application of Jeff Sandreuter filed on January 18, 2006 for variances of Section 406 of the Darien Zoning Regulations, to allow the installation of HVAC equipment; Section 406: 29.5 in lieu of 30.0 feet minimum required front yard setback, 49.1 in lieu of 55.0 feet minimum required front yard setback as measured from the centerline of Middlesex Road, and 20.1 in lieu of 20.0% maximum allowable building coverage. The property is situated on the south side of Middlesex Road at the southwest corner formed by the intersection of Middlesex Road and Stanley Road, and is shown on Assessor's Map #25 as Lot #85, being 42 Middlesex Road and located in an R-1/3 (residential) Zone.

**CALENDAR NO. 12-2006**

The application of Charles A. Koons III and Elizabeth K. Koons filed on January 18, 2006 for variances of Sections 334 and 406 of the Darien Zoning Regulations, to allow the construction of second story, chimney, and two story additions to the residence. Section 334: construction on a portion of the lot with 74.0 in lieu of 100.0 feet minimum required lot depth; Section 406: 10.2 in lieu of 25.0 feet minimum required rear yard setback for the second story, and two story residence additions; and 19.1 in lieu of 25.0 feet minimum required rear yard setback for the chimney. The property is situated on the east side of DuBois Street approximately 200 feet north of the intersection of Boston Post Road and DuBois Street and is shown on Assessor's Map #43 as Lot #94, being 12 DuBois Street and located in an R-1/3 (residential) Zone.

**CALENDAR NO. 13-2006**

The application of Sean O'Kane AIA on behalf of Steven & Michelle Luttrell filed on January 18, 2006 for an interpretation of Section 371 of the Darien Zoning Regulations, to allow the construction of seven attic dormers. Section 371: a determination that the proposed dormers are acceptable architectural features exempt from the height

regulations. The property is situated on the east side of Long Neck Point Road approximately 800 feet north of the intersection of Long Neck Point Road and Pear Tree Point Road and is shown on Assessor's Map #59 as Lots #3 and 4, being 107 Long Neck Point Road and located in an R-1 (residential) Zone.

#### **CALENDAR NO. 14-2006**

The application of Sean O'Kane AIA on behalf of Charles & Brooke McIlvaine filed on January 18, 2006 for variances of Section 406 of the Darien Zoning Regulations, to allow the construction of two and one-half story additions; Section 406: 55.4 in lieu of 90.0 feet minimum required front (east) yard setback, and 37.0 in lieu of 40.0 feet minimum required rear (north) yard setback. The property is situated on the west side of Nearwater Lane approximately 400 feet south of the intersection of Nearwater Lane and Woodland Drive and is shown on Assessor's Map #52 as Lot #21, being 57 Nearwater Lane and located in an R-1 (residential) Zone.

#### **CALENDAR NO. 15-2006**

The application of Russell C. Joffe on behalf of Phillip K. Meyer filed on January 18, 2006 for variances of Section 406 of the Darien Zoning Regulations, to allow the installation of a generator and fuel tank; Section 406: 2.5 in lieu of 25.0 feet minimum required front yard setback for the generator, and 1.5 in lieu of 25.0 feet minimum required front yard setback for the fuel tank. The property is situated on the west side of Hollow Tree Ridge Road at the northwest corner formed by the intersection of Hollow Tree Ridge Road and Greenleaf Avenue and is shown on Assessor's Map #28 as Lot #62, being 327 Hollow Tree Ridge Road and located in an R-1 (residential) Zone.

#### **CALENDAR NO. 16-2006**

The application of Foster Kaali-Nagy filed on January 18, 2006 for an interpretation of Section 385 and a variance of Section 334 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 19,166± square feet (0.44 acres) in lieu of 21,780 square feet (0.5 acres) minimum required lot size; and Section 334: construction on a portion of the building lot with 93.0 in lieu of 100.0 feet minimum required lot width. The property is situated on the west side of Five Mile River Road approximately 650 feet southeast of the intersection of Five Mile River Road and Berry Lane and is shown on Assessor's Map #66 as Lot #48, being 70 Five Mile River Road and located in an R-1/2 (residential) Zone.

#### **CALENDAR NO. 17-2006**

The application of James Donnelly on behalf of David Cobb & Lauri Searan filed on January 18, 2006 for a variance of Section 406 of the Darien Zoning Regulations, to allow the construction of an entry door and garage roof overhang, and the construction of gable end roof rakes and returns; Section 406: 37.4 in lieu of 40.0 feet minimum required front yard setback. The property is situated on the west side of Cliff Avenue approximately 400 feet north of the intersection of Cliff Avenue and Tokeneke Road and is shown on Assessor's Map #36 as Lot #52, being 15 Cliff Avenue and located in an R-1/2 (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. Requested amendment to the approved plans of Calendar No. 54-2005, Douglas C. Curtis, 10 Clock's Lane.
2. Requested amendment to the approved plans of Calendar No. 30-2003, Mark A. & Christina A. Weber, 101 Old Kings Highway South.
3. General discussion of Application Materials.
4. Any other business (requires 2/3 vote of members present and voting).