

REGULAR MEETING
AGENDA

Wednesday, July 19, 2006 7:45 P.M.
Public Meeting Room 206
Darien Town Hall, 2 Renshaw Road
Darien, Connecticut

CONTINUATION OF PUBLIC HEARINGS

Opened on June 21, 2006 and immediately continued to June 28, 2006. Reopened on June 28, 2006 and continued to tonight, July 19, 2006. Seated ZBA members for these requests are Vic Capellupo, Al Tibbetts, Gary Greene, Chuck Deluca, and Jeff Williams. Jeff Williams is unavailable tonight. A tape of the continuation of these hearings will be provided for him to review at a later date. These hearings must be completed by July 26, 2006 (within 35 days after their June 28th opening). The next scheduled regular ZBA meeting is July 26, 2006. After these hearings are closed a date within 65 days will have to be arranged for the five of you to deliberate.

CALENDAR NO. 47-2006 (Requested amendment of CALENDAR #54-2005)

(This proposal would be the same basic residence approved in Calendar #54-2005, with a two foot increase in height, in the same location, but a "teardown" replacement project, rather than construction of additions and alterations to an existing residence.)

The application of Douglas C. Curtis, Jr. filed on May 30, 2006 for variations of Sections 334, 406, and 906.3 of the Darien Zoning Regulations to allow the construction of a replacement two story residence. Section 334: construction on a building lot with 73.0 in lieu of 150.0 feet minimum required lot width, and 73.0 in lieu of 150.0 feet minimum required lot depth; Section 406: 43.0 in lieu of 65.0 feet minimum required front yard setback as measured from the centerline of

Clocks Lane, 5.2 in lieu of 25.0 feet minimum required north side yard setback, 5.1 in lieu of 40.0 feet minimum required rear yard setback, and 16.5 in lieu of 25.0 feet minimum required south side yard setback; and 22.5 in lieu of 20.0% maximum allowable building coverage; and Section 906.3: 1 required off-street parking space developed within the required front yard space. The property is situated on the east side of Clocks Lane at the northeast corner formed by the intersection of Clocks Lane and Wild Rose Lane and is shown on Assessor's Map #64 as Lot #62, being 10 Clocks Lane and located in an R-1 (residential) Zone.

CALENDAR NO. 48-2006

(This proposal would locate the proposed replacement residence 2 feet 10 inches to the south from the location approved in Calendar #54-2005)

The application of Douglas C. Curtis, Jr. filed on May 30, 2006 for variations of Sections 334, 406, and 906.3 of the Darien Zoning Regulations to allow the construction of a replacement two and one half story residence. Section 334: construction on a building lot with 73.0 in lieu of 150.0 feet minimum required lot width, and 73.0 in lieu of 150.0 feet minimum required lot depth; Section 406: 45.5 in lieu of 65.0 feet minimum required front yard setback as measured from the centerline of Clocks Lane, 8.0 in lieu of 25.0 feet minimum required north side yard setback, 5.1 in lieu of 40.0 feet minimum required rear yard setback, 19.7 in lieu of 25.0 feet minimum required south side yard setback; 22.5 in lieu of 20.0% maximum allowable building coverage; and Section 906.3: 1 required off-street parking space developed within the required front yard space. The property is situated on the east side of Clocks Lane at the northeast corner formed by the intersection of Clocks Lane and Wild Rose Lane and is shown on Assessor's Map #64 as Lot #62, being 10 Clocks Lane and located in an R-1 (residential) Zone.

PUBLIC HEARINGS

CALENDAR NO. 52-2006

POSTPONED

The application of Lance E. Zimmerman on behalf of Joe Minichini filed on May 24, 2006 for an interpretation of Section 385 and variations of Sections 334 and 406 of the Darien Zoning Regulations to allow the construction of a replacement two and one half story dwelling. Section 385: a determination that the subject lot is a legal nonconforming building lot; Section 406: 10,000 in lieu of 14,520 square feet minimum required lot size; and Section 334: construction on a building lot with 50.0 in lieu of 80.0 feet minimum required lot width. The property is

situated on the west side of Fairfield Avenue approximately 600 feet north of the intersection of Fairfield Avenue and West Avenue and is shown on Assessor's Map #21 as Lot #35, being 25 Fairfield Avenue and located in an R-1/3 (residential) Zone.

CALENDAR NO. 54-2006

POSTPONED

The application of Robert F. Maslan on behalf of Corinne Collins filed on May 24, 2006 for a variances of Section 406 of the Darien Zoning Regulations, to allow the construction of a one and one-half story addition to the residence and a replacement one and one-half story detached garage; Section 406: 27.5 in lieu of 40.0 feet minimum required rear yard setback for the addition; and 7.0 in lieu of 40.0 feet minimum required rear yard setback for the garage. The property is situated on the north side of Juniper Road approximately 900 feet east of the intersection of Nearwater Lane and Juniper Road and is accessed by a driveway situated on the east side of Nearwater Lane approximately 700 feet north of the intersection of Nearwater Lane and Juniper Road and is shown on Tax Assessor's Map #57 as Lot #11, being 114 Nearwater Lane and located in an R-1 (residential) Zone.

CALENDAR NO. 56-2006

The application of Rucci, Burnham, Carta, Carello, & Reilly, LLP on behalf of Mary Manouselis and The Rainbow Shoppe filed on June 21, 2006 for a variance of Section 904 of the Darien Zoning Regulations, to allow the relocation of The Rainbow Shoppe retail store into a portion of the building; Section 904: 10 in lieu of 71 minimum required parking spaces. The property is situated on the southeast side of Boston Post Road approximately 160 feet southwest of the intersection of Boston Post Road and Sedgwick Avenue and is shown on Assessor's Map #71 as Lot #3, being 836 Boston Post Road and located in the CBD (commercial) Zone.

CALENDAR NO. 57-2006

The application of Jeffrey McDougal c/o William W. Seymour & Assoc. on behalf of Kent & Lisa Eppley filed on June 21, 2006 for a variance of Section 406 of the Darien Zoning Regulations, to allow the construction of a two story detached garage; Section 406: 34.4 in lieu of 40.0 feet minimum required rear yard setback. The property is situated on the east side of Driftway Lane approximately 1200 feet south of the intersection of Tokeneke Road and Driftway Lane and is shown

on Assessor's Map #66 as Lot #121, being 20 Driftway Lane and located in an R-1 (residential) Zone.

CALENDAR NO. 58-2006

The application of Gleason & Associates LLC on behalf of Paul and Tracy Simms filed on June 21, 2006 for variances of Sections 334 and 406 if necessary of the Darien Zoning Regulations, to allow the construction of an exterior staircase; Section 334: construction on a portion of the lot with 73.0 in lieu of 100.0 feet minimum required lot depth. The property is situated on the west side of Mansfield Avenue approximately 45 feet south of the intersection of Mansfield Avenue and Prospect Avenue and is shown on Assessor's Map #17 as Lot #17, being 67 Mansfield Avenue and located in an R-1/3 (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 decision of Calendar No. 55-2006, Marek Kaminski, 14 Fairfield Avenue, previously heard by the ZBA on June 28, 2006. Decision deadline is September 1, 2006 (65 days from the hearing's close on June 28th). Seated ZBA members for this request are Vic Capellupo, Al Tibbetts, Gary Greene, Chuck Deluca, and Jeff Williams. Jeff Williams is unavailable tonight. The next scheduled ZBA meeting is July 26, 2006. However Gary Greene and Chuck Deluca are unavailable that night. There is no scheduled August meeting. Therefore we will have to arrange a Special Meeting before September 1st when all of you can attend to deliberate this request.
2. Discussion, deliberation and possible decisions for Public Hearing request items listed above.
3. Approval of Minutes of decisions from June 21, 2006 (seated ZBA members for these decisions were Dick Sanford, Vic Capellupo, Al Tibbetts, Everett Drugge, and Jeff Williams).
4. Approval of 2007 Meeting Schedule.

5. Election of 2006 – 2007 Officers (by Regular members).
6. General discussion of Application Materials.
7. Any other business (a 2/3, i.e. 67%, favorable vote of members present and voting is required to add an item to the agenda).