

**REGULAR MEETING
AGENDA**

Wednesday, June 28, 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 tonight, June 28, 2006. Since no testimony, comment, or information was provided to the ZBA on June 21st, the seated ZBA members for these requests are those present tonight. These hearings must be completed by July 26, 2006 (within 35 days after their June 21st opening). The next scheduled regular ZBA meeting is July 19, 2006.

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. 55-2006

The application of Marek Kaminski filed on May 24, 2006 for a 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 with 10,000 in lieu of 14,520 square feet minimum required lot size; Section 334: construction on a building lot with 50.0 in lieu of 80.0 feet minimum required lot width; and Section 406: 20.0 in lieu of 25.0 feet minimum required total of two side yards setback. The property is situated on the east side of Fairfield Avenue approximately 350 feet north of the intersection of Fairfield Avenue and West Avenue and is shown on Assessor's Map #20 as Lot #130, being 14 Fairfield 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 decisions for Public Hearing request items listed above.
2. Requested six month extension to obtain all required permits and begin on-site construction for ZBA Calendar No. 33-2005, Cindy L. Hampton, 192 Old Kings Highway South. The Public Hearing of this matter was May 25, 2005. Initial ZBA approval would have expired on December 9, 2005. Following a November 4, 2005 request, on November 16, 2005 the ZBA granted a six month extension to June 9, 2006.
3. Requested six month extension to obtain all required permits and begin on-site construction (of a one story covered front porch) for ZBA Calendar No. 92-2005, Charles A. Koons III and Elizabeth K. Koons, 12 Dubois Street. The Public Hearing of this matter was December 14, 2005.
4. Requested amendment to the approved plans of Calendar No. 62-2005, William & Elizabeth Jones, 6 & 14 Edgehill Drive.
5. Requested amendment to the approved plans of Calendar No. 84-2005, Lee Cushman, 18 Fairmead Road.
6. Requested amendment to the resolution of Calendar No. 32-2006, Stamford Hospital/Darien Imaging Center, 3-6 Thorndal Circle.
7. Election of Officers (by Regular members).
8. Approval of Minutes of decisions from March 22, 2006 (seated ZBA members for these decisions were Dick Sanford, Vic Capellupo, Al Tibbetts, Chuck Deluca, and Jeff Williams).
9. Approval of Minutes of decisions from March 29, 2006 (seated ZBA members for these decisions were Dick Sanford, Vic Capellupo, Gary Greene, and Peter Thoren).
10. General discussion of Application Materials.
11. 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).