

**SPECIAL MEETING**  
**AGENDA**

Thursday, February 3, 2005    7:45 P.M.  
Meeting Room 119  
Darien Town Hall, 2 Renshaw Road  
Darien, Connecticut

**CONTINUATION OF PUBLIC HEARINGS**

Opened on January 26, 2005 and immediately continued to tonight, February 3, 2005. Since no testimony, comment, or additional information was provided to the ZBA on January 19<sup>th</sup>, the seated ZBA members for these requests are Dick Sanford, Vic Capellupo, Jeff Williams, Gary Greene, and Wayne Becker or Everett Drugge. **These hearings must be completed by March 2, 2005 (within 35 days after their January 26<sup>th</sup> opening).** The next scheduled regular ZBA meeting is February 16, 2005.

CALENDAR NO. 93-2004

The application of Maureen Mehan filed on November 17, 2004 for variations of Section 406 of the Darien Zoning Regulations to allow the construction of a one story covered porch with steps and a second story addition. Section 406: 25.0 in lieu of 30.0 feet minimum required front yard setback for the covered porch; 22.0 in lieu of 30.0 feet minimum required front yard setback for the porch steps; 8.8 in lieu of 21.2 feet minimum required side yard setback relative to the north property line for the covered porch and second story addition; 3.8 in lieu of 16.2 feet minimum required side yard setback relative to the south property line for the second story addition; 8.8 in lieu of 21.2 feet minimum required side yard setback relative to the north property line for the second story addition; 27.5 in lieu of 30.0 feet minimum required front yard setback for the second story addition; and 12.6 in lieu of 25.0 feet minimum required total of two side yards setback for the new construction. The property is situated on the west side of Oak Park Avenue approximately 150 feet north of the intersection of Oak Park Avenue and West Avenue and is shown on Tax Assessor's Map #23 as Lot #11, being 3 Oak Park Avenue and located in an R-1/3 (residential) Zone.

CALENDAR NO. 1-2005

The application of Don Sibilio filed on December 22, 2004 for variations of Sections 331, 402, and if necessary 320, 383, and 384 of the Darien Zoning Regulations to allow the existing residence to remain until the proposed replacement residence is completed. Section 331: two in lieu of one, maximum main building on one lot; and Section 402: two in lieu of one single-family dwelling on its own lot. The property is situated on the west side of Mansfield Avenue approximately 700 feet north of the intersection of Mansfield Avenue and Middlesex Road and is shown on Tax Assessor's Map #2 as Lot #6, being 381 Mansfield Avenue and located in an R-2 (residential) Zone.

CALENDAR NO. 2-2005

The application of Richard & Laura Maier filed on December 22, 2004 for a variation of Section 406 of the Darien Zoning Regulations to allow the construction of a one and three quarter story addition. Section 406: 30.1 in lieu of 40.0 feet minimum required front yard setback. The property is situated on the northeast side of Colony Road Extension approximately 900 feet southwest of the intersection of Colony Road and Middlesex Road and is shown on Tax Assessor's Map #23 as Lot #141, being 119 Colony Road and located in an R-1/2 (residential) Zone.

CALENDAR NO. 3-2005

The application of Gleason, Hill & Ambrette, LLC on behalf of Doman Properties LLP and First County Bank filed on December 22, 2004 for variations of Sections 226, 655, 904 and 923 of the Darien Zoning Regulations to allow the construction of a one-story bank with parking and wall signs. Section 226: 18.0 in lieu of 20.0 feet minimum required parking space dept; Section 655: 12.0 in lieu of 25.0 minimum side yard setbacks for parking access; Section 904: 21 in lieu 30 minimum required parking spaces; and Section 923: 2 in lieu of 1 maximum wall sign; and 44.5 in lieu of 10 inches maximum figure height for the bank logo on the wall sign. The property is situated on the east side of Boston Post Road at the intersection of Grove Street and Boston Post Road and is shown on Tax Assessor's Map #72 as Lot #10, being 1006, 1010, and 1012 Boston Post Road and located in the CBD (commercial) Zone.

CALENDAR NO. 4-2005

The application of William Layfield dba The Melting Pot on behalf of Birdies In The Nest and P G Properties filed on December 22, 2004 for variations of Section 923 of the Darien Zoning Regulations to allow the installation of two hanging wall signs and a wall sign. Section 923: 2 in lieu of 0 hanging wall signs; 6.76 in lieu of 6 inches maximum letter height for “birdies”; 10 in lieu of 6 inches maximum figure height for The Melting Pot logo; 8.775 in lieu of 6.0 maximum square feet for The Melting Pot hanging wall sign; 13½ in lieu of 10 inches maximum figure height for The Melting Pot logo on the wall sign; and 23.23 in lieu of 6.0 maximum square feet for The Melting Pot wall sign. The property is situated on the north side of Grove Street name at the intersection of Grove Street and Brook Street and is shown on Tax Assessor’s Map #73 as Lots 21, 22, 23, and 24 being 14-20 Grove Street and located in the CBD (commercial) 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 additional extension to July 31, 2005, to obtain all required permits and begin on-site construction for ZBA Calendar No. 37-2004, Jerry & Susan Elliott, 97 Five Mile River Road. Initial ZBA approval would have expired on December 10, 2004. On September 22, 2004 the ZBA granted an extension to June 30, 2005.
3. Requested amendment to the approved plans of Calendar No. 7-2004, Frank & Lois Zabrocky, 67 Hoyt Street.
4. Requested six month extension to obtain all required permits and begin on-site construction for ZBA Calendar No. 41-2004, Samuel V. Schoonmaker IV, 55 Cedar Gate Road. Initial ZBA approval would have expired on January 1, 2005. The written request was received December 30, 2004.

5. Requested three to six month extension to obtain all required permits and begin on-site construction for ZBA Calendar No. 60-2004, Michael & Pamela Clark, 7 Berry Lane. Initial ZBA approval expires on February 12, 2005.
  
6. Requested amendment to the approved plans of Calendar No. 72-2003, and requested additional extension to obtain all required permits and begin on-site construction Fred & Jane Schweizer, 6 Berry Lane. The Public Hearing for this request was on September 17, 2003. Initial ZBA approval would have expired on April 2, 2004. On March 31, 2004 the ZBA granted a one year extension to April 2, 2005. On April 14, 2004 and May 26, 2004 the ZBA refused to approve previously submitted amended plans.
  
7. Election of Officers (by Regular members).