

SPECIAL MEETING
AGENDA

Wednesday, March 30, 2005 7:45 P.M.
Public Meeting Room 206
Darien Town Hall, 2 Renshaw Road
Darien, Connecticut

APPROVAL OF MINUTES

1. **Minutes of decisions from October 27, 2004** (seated ZBA members for these decisions were Dick Sanford, Vic Capellupo, Al Tibbetts, Gary Greene, and Jeff Williams).
2. **Minutes of decisions from February 16, 2005** (seated ZBA members for these decisions were Dick Sanford, Vic Capellupo, Al Tibbetts, Wayne Becker, and Everett Drugge).
3. **Minutes of decisions from January 26, 2005** (seated ZBA members for these decisions were Dick Sanford, Vic Capellupo, Al Tibbetts, Gary Greene, and Everett Drugge).
4. **Minutes of decisions from February 3, 2005** (seated ZBA members for these decisions were Dick Sanford, Gary Greene, Wayne Becker, Everett Drugge, and Jeff Williams).

CONTINUATION OF PUBLIC HEARING

Opened on March 23, 2005 and continued to tonight, March 30, 2005. Seated ZBA members for this request are Dick Sanford, Vic Capellupo, Al Tibbetts, Gary Greene, and Wayne Becker. This hearing must be completed by April 27, 2005 (within 35 days after its March 23rd opening). The next scheduled regular ZBA meeting is April 20, 2005.

CALENDAR NO. 10-2005

The application of Robert F. Maslan, Jr. on behalf of John W. Faucett filed on January 19, 2005 for an interpretation of ZBA Calendar No. 6-1948 to allow the

existing two family residence to remain. The property is situated on the north side of Camp Avenue approximately 160 feet west of the intersection of Greenwood Avenue and Camp Avenue and is shown on Tax Assessor's Map #8 as Lot #138, being 6 Camp Avenue and located in an R-1/3 (residential) Zone.

PUBLIC HEARINGS

CALENDAR NO. 18-2005

The application of Robert F. Maslan, Jr., Esq. on behalf of Bluff Island, LLC filed on February 16, 2005 for interpretations of Sections 337, and 385 and/or variations of Sections 210, 334, 406 and 906.3a of the Darien Zoning Regulations to allow the reconstruction of a two and one-half story residence with additions, generator, and a pool. Section 337: a determination that the east property line is a side lot line; Section 385: a determination that the subject lot is a legal nonconforming building lot; Section 210: a determination that the east property line is a side lot line; Section 334: construction on a portion of the lot with 93.0 in lieu of 150.0 feet minimum required lot width; Section 406: 48.2 in lieu of 65.0 feet minimum required front yard setback as measured from the centerline of Butler's Island Road, 14.2 in lieu of 25.0 feet minimum required side yard setback from the west property line, and 24.0 in lieu of 40.0 feet minimum required rear yard setback from the east property line for the reconstructed residence; 14.5 in lieu of 25.0 feet minimum required side yard setback from the west property line for the generator, and 25.0 in lieu of 40.0 feet minimum required rear yard setback from the east property line for the pool; and Section 906.3a: the development of required off-street parking within required yard spaces. The subject property is located on the south side of Butler's Island Road, approximately 550 feet southeast of the intersection of Butler's Island Road and North Road, and is shown on Assessor's Map #67 as Lot #79, being 23 Butler's Island Road, located in the R-1 (Residential) Zone.

CALENDAR NO. 19-2005

The application of Gleason, Hill & Ambrette on behalf of Mr. Francis X. & Melissa L. Murphy filed on February 16, 2005 for a variations of Section 406 of the Darien Zoning Regulations to allow the construction of two and one-half story, attic roof, and front entry roof additions. Section 406: 10.2 in lieu of 13.3 feet minimum required north side yard setback for the two and one-half story

addition; 8.4 in lieu of 13.3 feet minimum required north side yard setback for the attic roof and front entry roof additions; and 20.1 in lieu of 25.0 feet minimum required total of two side yards setback for the new construction. The property is situated on the east side of Chester Road approximately 60 feet southeast of the intersection of Chester Road and Devon Road and is shown on Tax Assessor's Map #24 as Lot #48, being 11 Chester Road and located in an R-1/3 (residential) Zone.

CALENDAR NO. 20-2005

The application of John & Deborah Aspinwall filed on February 16, 2005 for variations of Section 406 of the Darien Zoning Regulations to allow the construction of a two story addition and the installation of HVAC equipment. Section 406: 51.5 in lieu of 65.0 feet minimum required front yard setback as measured from the centerline of Beach Drive, 13.3 in lieu of 15.0 feet minimum required side yard setback, and 22.3 in lieu of 30.0 feet minimum required total of two side yards setback, for the two story addition; 10.0 in lieu of 15.0 feet minimum required side yard setback, and 19.0 in lieu of 30.0 feet minimum required total of two side yards setback, for the HVAC equipment; and 20.55 in lieu of 20.0% maximum allowable building coverage. The property is situated on the east side of Beach Drive approximately 75 feet south of the intersection of Beach Drive Outlook Drive and is shown on Tax Assessor's Map #52 as Lot #98, being 29 Beach Drive and located in an R-1/2 (residential) Zone.

CALENDAR NO. 21-2005

The application of Michael P. Sweeney, Esq. on behalf of Christopher & Beatrice Clements filed on February 16, 2005 for an interpretation of Section 385 and, if necessary, variations of Sections 334 and 406 of the Darien Zoning Regulations to allow the construction of a replacement two and one half story dwelling and a detached one story garage. Section 385: a determination that the subject lot is a legal nonconforming building lot; Section 334: construction on a building lot with 80.0 in lieu of 100.0 feet minimum required lot width; and Section 406: 18,073 in lieu of 21,780 square feet minimum required lot size. The property is situated on the south east side of Sunset Road approximately 800 feet northeast of the intersection of Mansfield Avenue and Sunset Road and is shown on Tax Assessor's Map #15 as Lot #82, being 18 Sunset Road 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. Discussion, deliberation and possible decisions for Public Hearing request items listed above.
2. General discussion of Application Materials.