

REGULAR MEETING
AGENDA

Wednesday, May 18, 2005 7:45 P.M.
Public Meeting Room 206
Darien Town Hall, 2 Renshaw Road
Darien, Connecticut

GENERAL MEETING

This portion of the meeting is not a Public Hearing.

1. Discussion of Application Fees with Planning and Zoning Director Jeremy Ginsberg.

PUBLIC HEARINGS

CALENDAR NO. 23-2005 **To be opened and immediately continued to May 25, 2005 due to the inability of the applicant to attend tonight.**

The application of Thomas and Linda Hoyt filed on March 23, 2005 for a variation of Section 406 of the Darien Zoning Regulations to allow the construction of a two story addition. The property is situated on the west side of Lynn Court approximately 600 feet west of the intersection of Lynn Court and Hoyt Street and is shown on Tax Assessor's Map #31 as Lot #20, being 17 Lynn Court and located in an R-1/3 (residential) Zone.

CALENDAR NO. 27-2005 **To be postponed to May 25, 2005 due to lack of neighbor notification.**

The application of Peter Schwartzman and Anne C. Buehl filed on April 20, 2005 for variations of Section 406 of the Darien Zoning Regulations to allow the construction of second story additions. Section 406: 10.5 in lieu of 15.0 feet minimum required side yard setback; and 23.0 in lieu of 25.0 feet minimum required rear yard setback. The property is situated on the south side of Rocatton Road approximately 150 feet west of the intersection of Leroy Avenue and Rocatton Road and is shown on Tax Assessor's Map #18 as Lot #20, being 7 Rocatton Road and located in an R-1/2 (residential) Zone.

CALENDAR NO. 28-2005 To be postponed to June 15, 2005 due to lack of neighbor notification.

The application of L K Larocque on behalf of Lauretano Sign Group, Goodwives Shopping Center, UB Darien Inc, and shaw's Supermarket/Osco Pharmacy filed on April 20, 2005 for variations of Section 923.1 of the Darien Zoning Regulations to allow the installation of signs and a logo. Section 923: 36.0 in lieu of 10.0 inches maximum allowable letter height for the "shaws" letters; 24.0 in lieu of 10.0 inches maximum allowable letter height for the "Osco" letters; and 26.5 in lieu of 10.0 inches maximum allowable figure height for the leaves logo. The property is situated on the southeast side of Old Kings Highway North at the southeast corner formed by the intersection of Sedgwick Avenue and Old Kings Highway North and is shown on Tax Assessor's Map #71 as Lot #19, being 25 Old Kings Highway North and located in an DC (commercial) Zone.

CALENDAR NO. 30-2005 To be opened and immediately continued to June 8, 2005 at the applicant's request.

The application of Rucci, Burnham, Carta, Carello, & Reilly on behalf of Nancy E. Hyland filed on April 20, 2005 for a variation of Section 406 of the Darien Zoning Regulations to allow the majority of the existing residence to remain relative to a proposed new subdivision road. Section 406: 22.4 in lieu of 30.0 feet minimum required front yard setback. The property is situated on the east side of Noroton Avenue approximately 110 feet north of the intersection of Clock Avenue and Noroton Avenue and is shown on Tax Assessor's Map #42 as Lots #151 and 152, being 40 Noroton Avenue and located in an R-1/3 (residential) Zone.

CALENDAR NO. 31-2005 To be opened and immediately continued to June 8, 2005 at the applicant's request.

The application of Robert F. Maslan, Jr., Esq. on behalf of Bluff Island, LLC filed on February 16, 2005 for interpretations of Sections 210, 337, and 385 and/or variations of Sections 210, 334, 385, and 406 of the Darien Zoning Regulations to allow the reconstruction of a two and one-half story residence with additions, and a generator. 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; and Section 406: 27.7 in lieu of 40.0 feet minimum required east rear yard setback for the residence; and 25.0 in lieu of 40.0 feet minimum required east rear yard setback for the generator. 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. 14-2005

The following application was received in February with the required fee. However, without an updated survey and architectural plans, it was incomplete. Therefore it was not Legally Noticed or scheduled for Public Hearing until recently after plans were provided. On April 18, 2005 we received essentially a written extension allowing the ZBA to open this hearing tonight.

The application of Brian Osgood filed on February 16, 2005 for a variation of Section 406 of the Darien Zoning Regulations to allow the construction of a one story covered porch addition. Section 406: 45.0 in lieu of 50.0 feet minimum required front yard setback and 65.0 in lieu of 75.0 feet minimum required front yard setback as measured from the centerline of Hanson Road. The property is situated on the south side of Hanson Road at the southwest corner formed by the intersection of Hanson Road and Linda Lane and is shown on Tax Assessor's Map #9 as Lot #104, being 100 Hanson Road and located in an R-2 (residential) Zone.

CALENDAR NO. 29-2005

The application of Patterson Bigosinski Architects on behalf of Samuel V. Schoonmaker IV filed on April 20, 2005 for variations of Section 406 of the Darien Zoning Regulations to allow the construction of a second story addition and a replacement shed. Section 406: 13.6 in lieu of 40.0 feet minimum required rear yard setback for the addition; and 5.0 in lieu of 40.0 feet minimum required rear yard setback for the shed. The property is situated at the south end of Cedar Gate Road approximately 2000 feet south of the intersection of Cedar Gate Road and Delafield Island Road and is shown on Tax Assessor's Map #64 as Lot #71, being 55 Cedar Gate Road and located in an R-1 (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 amendment to the approved plans of Calendar No. 97-2004, Jim & Susan Ramsay, 136 Pear Tree Point Road.
 3. Requested amendment to the approved plans of Calendar No. 6-2004, Bohdan I. Kurylko, 35 Beach Drive.
2. Any other business (requires 2/3 vote of members present and voting).