

SPECIAL MEETING
AGENDA

Wednesday, June 29, 2005 7:45 P.M.
Public Meeting Room 206
Darien Town Hall, 2 Renshaw Road
Darien, Connecticut

PUBLIC HEARINGS

CALENDAR NO. 49-2005

The application of Gleason, Hill & Ambrette LLC on behalf of Dominic V. D'Acunto & Anthony Cerullo filed on June 1, 2005 for a an interpretation of Section 385 and variations of Sections 334, 406, 226 and 906.3 of the Darien Zoning Regulations to allow the construction of a replacement two and one half story dwelling with a front yard parking space. Section 385: a determination that the subject lot is a legal nonconforming building lot; Section 334: construction on a portion of the building lot with 50.0 in lieu of 80.0 feet minimum required lot width; Section 406: 9,754 in lieu of 14,520 square feet minimum required lot size; Section 226: 11.0 in lieu of 24.0 feet minimum required on site backup for the parking space; and Section 906.3: 11.0 in lieu of 30.0 feet minimum required front yard setback, and 3.0 in lieu of 10.0 feet minimum required side yard setback for the parking space. The property is situated on the southwest side of Renshaw Road approximately 150 feet southeast of the intersection of Renshaw Road and Park Place and is shown on Assessor's Map #41 as Lot #96, being 5 Renshaw Road and located in an R-1/3 (residential) Zone.

CALENDAR NO. 51-2005

The application of Mark & Susan Shuda filed on May 18, 2005 for variations of Section 406 of the Darien Zoning Regulations to allow the construction of a one-half story addition and the installation of fencing and arbors. Section 406: 18.0 in lieu of 30.0 feet minimum required front yard setback for the addition; 7.0 feet in

lieu of 4.0 feet maximum allowable height of fencing in a front yard; 7.0 feet in lieu of 6.0 feet maximum allowable height of fencing in a side yard; and the installation of 4.0x6.0 by 10.5 feet high and 5.5x8.0 by 9 feet high arbor structures in front and side yard setback areas. The property is situated on the north side of Hillside Avenue at the northwest corner formed by the intersection of Hillside Avenue and Hollow Tree Ridge Road and is shown on Assessor's Map #47 as Lot #99, being 57 Hillside Avenue and located in an R-1/3 (residential) Zone.

CALENDAR NO. 53-2005

The application of Gary & Mary Jo Arcamone filed on May 18, 2005 for variations of Section 406 of the Darien Zoning Regulations to allow the construction of a second story addition with an extended chimney. Section 406: 7.8 in lieu of 8.0 feet minimum required west side yard setback for the addition; and 5.8 in lieu of 8.0 feet minimum required west side yard setback for the chimney. The property is situated on the north side of Henry Street approximately 50 feet east of the intersection of Henry Street and Joseph Street and is shown on Tax Assessor's Map #23 as Lot #40, being 38 Henry Street and located in an R-1/5 (residential) Zone.

CALENDAR NO. 54-2005

The application of Douglas C. Curtis, Jr. filed on May 31, 2005 for variations of Sections 334 and 406 of the Darien Zoning Regulations to allow the construction of two story and second story additions. 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: 40.0 in lieu of 40.0 feet minimum required front yard setback, 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 construction of additional building volume on a lot with 22.5 in lieu of 20.0% maximum allowable building coverage. 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 Tax Assessor's Map #64 as Lot #62, being 10 Clocks Lane 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 a stipulation of the amendment of resolution of Calendar No. 57-2004, John and Laurie Orem, 43 Noroton Avenue.
3. Election of Vice Chair (to be determined by the regular ZBA members). The term would be July 1, 2005 to June 30, 2006.
4. Approval of Minutes
 - a. Minutes of decisions from April 20, 2005 (seated ZBA members for these decisions were Dick Sanford, Vic Capellupo, Al Tibbetts, Gary Greene, and Everett Drugge)
 - b. Minutes of decisions from May 18, 2005 (seated ZBA members for these decisions were Dick Sanford, Vic Capellupo, Al Tibbetts, and Everett Drugge).
5. General discussion of Application Materials.