

REGULAR MEETING
AGENDA

Wednesday, September 21, 2005 7:45 P.M.
Public Meeting Room 206
Darien Town Hall, 2 Renshaw Road
Darien, Connecticut

PUBLIC HEARINGS

CALENDAR NO. 52-2005

Neighbors were again not notified of this hearing and the available 130 days to conduct a hearing has expired. The applicant verbally stated he would withdraw and reapply at a later date. However, no letter has been received. Therefore, **this hearing must be briefly opened, closed, and the request subsequently Denied Without Prejudice.**

The application of Marc Heissan filed on May 18, 2005 for a variation of Section 406 of the Darien Zoning Regulations to allow the construction of second story dormers. Section 406: 26.1 in lieu of 40.0 feet minimum required front yard setback. The property is situated on the west side of Cliff Avenue at the northwest corner formed by the intersection of Cliff Avenue and Tokeneke Road and is shown on Assessor's Map #36 as Lot #50, being 3 Cliff Avenue and located in an R-1/2 (residential) Zone.

CALENDAR NO. 64-2005

Two neighbors were not properly notified of this hearing. If the applicant provides a 65 day extension, the hearing could be held at the next available October 19, 2005 meeting. Without an extension, **this hearing should be briefly opened, closed, and the request subsequently Denied Without Prejudice.**

The application of Maritza Rozas filed on June 22, 2005 for a variation of Section 382 of the Darien Zoning Regulations to allow the construction of a second story dormer addition. Section 382: enlargement of a non-conforming, two residence use of the property. The property is situated on the north side of Old Kings Highway South approximately 200 feet west of the intersection of Andrews

Drive and Old Kings Highway South and is shown on Assessor's Map #63 as Lot #42, being 72-74 Old Kings Highway South and located in an R-1/3 (residential) Zone.

CALENDAR NO. 66-2005

To be opened and immediately continued to next Wednesday September 28, 2005 due to a delay in neighbor notification.

The application of Robert Strada on behalf of Georgianna Matthys filed on August 24, 2005 for a variation of Section 406 of the Darien Zoning Regulations to allow the construction of attic and second story additions. Section 406: 8.0 in lieu of 30.0 feet minimum required front yard setback. The property is situated on the north side of Holmes Avenue approximately 160 feet south of the easterly intersection of Holmes Avenue and West Avenue and is shown on Assessor's Map #48 as Lot #106, being 73 Holmes Avenue and located in an R-1/3 (residential) Zone.

CALENDAR NO. 67-2005

The application of Jack C. Orchulli aka John C. Orchulli, also on behalf of Marcia Hubbard Glass, and Hollow Tree Condominium Assoc. Inc. filed on August 24, 2005 for the relief sought in the application, including variations of Section 382, 383, and 406 of the Darien Zoning Regulations to allow the installation of an underground propane tank and relocated HVAC units; and the construction of a pool with equipment and patio, and one story additions to the condominium building and the detached garage. Section 382: enlargement and extension of a non-conforming, four residence use of the property including the pool, equipment, patio, propane tank, relocated HVAC units, and additions; Section 383: enlargement and extension of a non-conforming, four family residence for the one story additions; and Section 406: 6.7 in lieu of 50.0 feet minimum required front yard setback, and 1.2 in lieu of 35.0 feet minimum required side yard setback, for the garage addition. The property is situated on the northeast side of Hollow Tree Ridge Road at the northeast corner formed by the intersection of Wee Burn Lane and Hollow Tree Ridge Road and is shown on Assessor's Map #7 as Lot #65, being 446 Hollow Tree Ridge Road and located in an R-2 (residential) Zone.

CALENDAR NO. 68-2005

The application of Brian & Mercedes Stobbie filed on August 24, 2005 for a variation of Section 406 of the Darien Zoning Regulations to allow the construction of a one story addition. Section 406: 15.5 in lieu of 30.0 feet minimum required front yard setback. The property is situated on the west side of Salt Box Lane at the northwest corner formed by the intersection of Boston Post Road and Salt Box Lane and is shown on Assessor's Map #45 as Lot #4, being 1 Salt Box Lane and located in an R-1/3 (residential) Zone.

CALENDAR NO. 69-2005

The application of John O'Connell filed on August 24, 2005 for an interpretation of Section 385 and variations of Sections 226, 334 and 406 of the Darien Zoning Regulations to allow the construction of a replacement two story dwelling with parking backup space. Section 385: a determination that the subject lot is a legal nonconforming building lot; Section 226: 21.0 in lieu of 24.0 feet minimum required parking backup space; Section 334: construction on a building lot with 55.0 in lieu of 80.0 feet minimum required lot width; and Section 406: 9,408 in lieu of 14,520 square feet minimum required lot size. The property is situated on the east side of Patricia Lane approximately 350 feet east of the north intersection of Patricia Lane and Dubois Street and is shown on Assessor's Map #43 as Lot #68, being 13 Patricia Lane and located in an R-1/3 (residential) Zone.

CALENDAR NO. 75-2005

The application of Anthony Covello and Dianne Covello filed on August 24, 2005 for a variation of Section 406 of the Darien Zoning Regulations to allow the construction of a second story addition. Section 406: 13.5 in lieu of 25.0 feet minimum required side yard setback. The property is situated on the east side of Birch Road approximately 80 feet south of the intersection of Birch Road and Point O'Woods Road and is shown on Assessor's Map #13 as Lot #3 , being 34 Birch 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. General discussion of Application Materials.
3. Any other business (requires 2/3 vote of members present and voting).