

SPECIAL MEETING
AGENDA

Wednesday, October 20, 2004 7:15 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. 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 decision of Calendar No. 56-2004, Gleason, Hill & Ambrette, LLC on behalf of Robert R. & Elizabeth H. Cole, 865 Hollow Tree Ridge Road, previously heard by the ZBA on September 22, 2004. Seated ZBA members for this request are Dick Sanford, Vic Capellupo, Al Tibbetts, Gary Greene, and Jeff Williams.

2. Discussion, deliberation, and possible decision of Calendar No. 64-2004, Robert F. Maslan, Jr. Esq. on behalf of Denis Manelski and Jennifer Manelski, 11 Pratt Island, previously heard by the ZBA on September 22, 2004. Seated ZBA members for this request are Dick Sanford, Vic Capellupo, Al Tibbetts, Gary Greene, and Jeff Williams.

**REGULAR MEETING
AGENDA**

Wednesday, October 20, 2004 7:45 P.M.
Public Meeting Room 206
Darien Town Hall, 2 Renshaw Road
Darien, Connecticut

APPROVAL OF MINUTES

1. **Minutes of decisions from July 28, 2004** (seated ZBA members for these decisions were Ramsay Bell, Dick Sanford, Al Tibbetts, Gary Greene, and Jeff Williams):
 - a. 55-2004, Sean O’Kane on behalf of Stephen C. Schram, 31 Contentment Island Road.
 - b. 59-2004, John & Audrey Kallassy, 14 Colony Road.
 - c. 60-2004, William W. Seymour & Assoc. on behalf of Michael & Pamela Clark, 7 Berry Lane.
 - d. 61-2004, Seelan Pather on behalf of Pear Partners, LLC, 1077 Boston Post Road (the Darien Playhouse Building).
 - e. 63-2004, Doug MacMillan on behalf of Paul & Patricia Uhlman, 17 Rocaton Road.

PUBLIC HEARINGS

CALENDAR NO. 73-2004

This Public Hearing must be opened by October 29, 2004 (within 65 days after its August 25, 2004 Receipt Date). The applicant was unavailable for the September meeting date and requested a postponement. The ZBA may open this hearing tonight (October 20, 2004) and continue it for 35 days if necessary.

The application of Charles E. Coates, Esq. on behalf of Giovanni Gabriele and Antonio Giordano dba Giovanni’s II filed on August 25, 2004 for interpretations and, if necessary variations of Sections 210, 362, and 381-387 of the Darien Zoning Regulations for amendments to the approved plans of ZBA Calendar No. 65-2002, to allow previously constructed variations to remain and to allow relocation of a first floor exterior wall to enclose additional kitchen and hallway space. The subject property is located on the south side of Boston Post Road approximately 700 feet west of the intersection of Boston Post Road and Hillside

Avenue and is shown on Tax Assessor's Map #54 as Lot #35, being 2748 Boston Post Road and located in an R-1/3 (residential) Zone.

CALENDAR NO. 76-2004

The application of Chris and Rose Wiltshire filed on September 22, 2004 for variations of Section 406 of the Darien Zoning Regulations to allow the construction of second story additions and a deck. Section 406: 13.1 in lieu of 20.6 feet minimum required side yard setback and 17.5 in lieu of 25.0 feet minimum required total of two side yards setback relative to the east property line for the additions and deck; 4.4 in lieu of 11.9 feet minimum required side yard setback and 17.5 in lieu of 25.0 feet minimum required total of two side yards setback relative to the west property line for the additions; 9.5 in lieu of 11.9 feet minimum required side yard setback and 22.6 in lieu of 25.0 feet minimum required total of two side yards setback relative to the west property line for the deck; and 17.5 in lieu of 25.0 feet minimum required total of two side yards setback for the new construction. The subject property is located on the southwest side of Renshaw Road, approximately 145 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 the R-1/3 (residential) Zone.

CALENDAR NO. 77-2004

The application of Janet Stassano filed on September 22, 2004 for a variation of Section 406 of the Darien Zoning Regulations to allow the construction of a one story addition and a deck. Section 406: 8.6 in lieu of 12.5 feet minimum required side yard setback and 16.1 in lieu of 20.0 feet minimum required total of two side yards setback relative to the north property line for the addition and deck; 10.7 in lieu of 11.4 feet minimum required side yard setback and 19.3 in lieu of 20.0 feet minimum required total of two side yards setback relative to the south property line for the addition; and 19.3 in lieu of 20.0 feet minimum required total of two side yards setback for the new construction. The subject property is located on the east side of Greenwood Avenue, approximately 700 feet north of the intersection of Camp Avenue and Greenwood Avenue and is shown on Assessor's Map #8 as Lot #170, being 26 Greenwood Avenue and located in the R-1/5 (residential) Zone.

CALENDAR NO. 78-2004

The application of Newell Neulinger on behalf of Mr. & Mrs. Peter Graham filed on September 22, 2004 for a variation of Section 406 of the Darien Zoning Regulations to allow the construction of a two story addition and a garage gable. Section 406: 15.5 in lieu of 19.9 feet minimum required side yard setback and 20.6 in lieu of 25.0 feet minimum required total of two side yards setback relative to the south property line for the addition; and 5.1 in lieu of 14.1 feet minimum required side yard setback and 16.0 in lieu of 25.0 feet minimum required total of two side yards setback relative to the north property line for the garage gable. The subject property is located on the east side of Chester Road, approximately 250 feet south of the intersection of Chester Road and Middlesex Road and is shown on Assessor's Map #24 as Lot #45, being 5 Chester Road located in the R-1/3 (residential) Zone.

CALENDAR NO. 79-2004

The application of Robert F. Maslan, Jr., Esq. on behalf of Todd J. and Julie Gray Durbin filed on September 22, 2004 for variations of Section 406 of the Darien Zoning Regulations to allow the construction of a one and one-half story addition and a deck. Section 406: 11.3 in lieu of 16.8 feet minimum required side yard setback and 19.5 in lieu of 25.0 feet minimum required total of two side yards setback relative to the northeast property line; 10.4 in lieu of 19.3 feet minimum required side yard setback and 16.1 in lieu of 25.0 feet minimum required total of two side yards setback relative to the southwest property line; and 21.7 in lieu of 25.0 feet minimum required total of two side yards setback for the new construction. The subject property is located on the west side of Chester Road, approximately 150 feet south of the intersection of Chester Road and Devon Road and is shown on Assessor's Map #24 as Lot #57, being 14 Chester Road and located in an R-1/3 (residential) Zone.

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1. Discussion, deliberation and possible decisions for Public Hearing request items listed above.

2. Requested amendment to the approved plans of Calendar No. 36-2000, Stamford Health System, 1500 Boston Post Road.
3. Election of Officers (by regular members). Current term of Chair and Vice-Chair extends to June 30, 2005.
4. Requested amendment to the approved plans of Calendar No. 49-2004, William Ferguson, 4 Beach Drive.
5. General discussion of Application Materials.
6. Any other business (requires 2/3 vote of members present and voting).