

**REGULAR MEETING**  
**AGENDA**

Wednesday, September 14, 2016    7:45 P.M.  
Public Meeting Room 206  
Darien Town Hall, 2 Renshaw Road  
Darien, Connecticut

**OPENING**

Due to the lack of a full 5 member panel, the only purpose of this brief meeting is to continue all of the scheduled Public Hearings and Other Business to the subsequent meeting scheduled for next Wednesday September 21, 2016. Any public comments may be received at that time or they can be provided to the Planning and Zoning Office during regular business hours.

**PUBLIC HEARINGS**

**CALENDAR NO. 24-2016**

The application of Stephen Jones and Jones Green Design, LLC on behalf of David Pereira submitted on June 15, 2016 for an interpretation under Section 385 and variances of Sections 334, 406, and 906.3; to allow the construction of a cantilevered two story dwelling with decks and parking; Section 385: a determination that the subject lot is a legal nonconforming building lot with "mainland" area of 6,778 in lieu of 8,712 square feet minimum required lot size and 65.0 in lieu of 100.0 feet minimum required lot depth, and can be properly developed with adequate related site improvements; Section 334: construction on a portion of the lot with 65.0 in lieu of 75 feet minimum lot depth; Section 406: 14.4 in lieu of 25.0 feet minimum required front yard setback; 28.9 in lieu of 50.0 feet minimum required front yard setback as measured from the centerline of Raymond Street; 5.0 in lieu of 25.0 feet minimum required rear yard setback; and 40.2 in lieu of 30.0 feet maximum allowable building height; and Section 906.3: establishment of a portion of the required parking spaces within the front yard

space. The property is situated on the east side of Raymond Street approximately 400 feet north of the intersection with Tokeneke Road and is shown on Assessor's Map #36 as Lot #99, being 20 Raymond Street and located in the R-1/5 (residential) Zone.

**CALENDAR NO. 25-2016**

The application of John Ricci submitted on August 15, 2016 for a variance of Section 406 of the Darien Zoning Regulations; to allow the construction of a two story addition; Section 406: establishing a finished basement area 81.9 in lieu of 50.0 maximum allowable percentage of the first floor area, effectively creating 3 in lieu of 2 ½ maximum allowable stories. The property is situated on the north side of Tokeneke Road approximately 180 feet east of the intersection with Silver Lakes Drive and is shown on Assessor's Map #37 as Lot #16, being 154 Tokeneke Road and located in the R-1/2 (residential) Zone.

**CALENDAR NO. 26-2016**

The application of Ann Day and Ann Day Architects LLC on behalf of Andrew & Lindsay Atha submitted on August 17, 2016 for a variance of Section 406 of the Darien Zoning Regulations; to allow the construction of a one story front entry portico; Section 406: 24.8 in lieu of 30.0 feet minimum required front yard setback. The property is situated on the southwest corner of the intersection formed by Chester Road and Middlesex Road and is shown on Assessor's Map #24 as Lot #62, being 2 Chester Road and located in the R-1/3 (residential) Zone.

**CALENDAR NO. 27-2016**

The application of Robert Carroll submitted on August 17, 2016 for variances of Section 406 of the Darien Zoning Regulations; to allow the construction of a detached garage; Section 406f: 2 in lieu of 1 maximum allowable story and 20.0 in lieu of 15.0 feet maximum allowable height for an accessory structure; and/or Section 406: 5.1 in lieu of 10.0 feet minimum required side yard setback and 5.1 in lieu of 25.0 feet minimum required rear yard setback for a 2 story principal structure. The property is located on the west side of Noroton Avenue approximately 100 feet north of the intersection with Park Place and is shown on Assessor's Map #43 as Lot #34, being 65 Noroton Avenue and located in the R-1/3 (residential) Zone.

**CALENDAR NO. 28-2016**

The application of Jeffrey W. McDougal and William W. Seymour & Assoc. on behalf of McLaren Family LLC submitted on August 17, 2016 for variances of

Section 406 of the Darien Zoning Regulations; to allow the construction of a one story front entry portico; Section 406: 18.0 in lieu of 30.0 feet minimum required front yard setback and 43.0 in lieu of 55.0 feet minimum required front yard setback as measured from the centerline of Prospect Avenue. The property is located on the south side of Prospect Avenue opposite Morehouse Drive and is located on Assessor's Map #16 as Lot #73, being 21 Prospect Avenue and located in the R-1/3 (residential) Zone.

### **OTHER BUSINESS**

1. Requested amendment to the approved plans of Calendar No. 43-2014, Julie and John Hekker, 85 Goodwives River Road. The Public Hearing of this matter was October 15, 2014.
2. Requested six month extension, received August 9, 2016, to obtain all required permits and begin on-site construction for ZBA Calendar No. 16-2016, Tara & Brendan Sobelwski, 25 Fitch Avenue. The Public Hearing of this matter was May 18, 2016. Initial ZBA approval expires on November 27, 2016.
3. Requested seven month extension, received September 6, 2016 to obtain all required permits and begin on-site construction for ZBA Calendar No. 12-2016, Laura Woznitski, 38 Delafield Island Road. The Public Hearing of this matter was March 23, 2016. Initial ZBA approval expires on October 1, 2016.
4. Approval of Minutes of meeting on June 22, 2016. ZBA members attending this meeting were Chuck Deluca, Vic Capellupo, Mike Nedder, Ruth Anne Ramsey, and Kevin Fullington.
5. Approval of Minutes of meeting on July 13, 2016. ZBA members attending this meeting were Chuck Deluca, Vic Capellupo, Gary Greene, Mike Nedder, and Rich Wood.

### **ADJOURNMENT**