

11 - 2020 BONANNO

STAFF QUESTIONS

1. This is another circumstance on a corner lot, which appears relatively straightforward. But a closer look may indicate some complications. We just had a similar proposal (Bradshaw) at the south Patricia Lane/Dubois Street intersection, although that was a smaller property with the house much closer to the longer Patricia Lane. Usually corner lot houses were constructed facing the shorter road frontage with the back yard opposite. And our Zoning applies the applicable rear setback accordingly. In this case the 1½ story house was built in 1931 facing the longer Outlook Drive frontage. So the functional back yard space is actually toward the Zoning defined side yard.
2. This proposal would be a significant enlargement of the house, with what appears to be an attractive design. Included are footprint additions that meet setback and coverage limitations. How many square feet is the existing house, how much more would the addition be, for a total of what? Does this constitute a Minimum Adjustment Necessary proposal?
3. The ZBA issue is proposed up and over second floor volume in the Outlook front setback, at 33.1 in lieu of 40.0'. No previous variance was granted for the existing house construction. The setback and other regulations were different in 1931. Is the change, creating a nonconforming existing house front location, a valid hardship justification? Or is more needed?
4. There is a 5' "left" side addition and a 5' "rear" addition included in the design, complete with new foundation nearly to the setback lines there. Although no variance is needed for those, does it indicate that the front addition within the setback could be stepped back 6.9' to conform and still have a workable depth floor plan?
5. There is no proposed attic level living space and access stairs. Part of the second floor volume increase in the setback would be over an existing front porch. Would the porch be reconstructed? Is that acceptable? Normally porches approved by the ZBA in the setback are limited to one story and no future enlargement up and over. Could the proposed addition be designed to at least avoid expanding over the porch? Perhaps even with more attic living space and less volume in the setback?
6. How much of the existing structure would be preserved? Are the Bonannos sure? A "limited structural inspection" was made by an engineer with an unclear

conclusion of just what would be preserved. That is attached with the ZBA Staff response to it. If the requested variance is acceptable should a stipulation require specific structural engineer clarification of just what will be preserved?

7. The design includes a new left "side" door and covered porch to the Post Road front yard area. That could connect to a possible new patio area closeby or to a lower level existing patio area in the "back". The issue is that existing patio extends to only about 3' from the property line where 8' is the minimum setback for such an activity space. Considering all the proposed additional house volume in that area should a stipulation require correction of the patio violation?
8. AC equipment is currently located behind the house in a conforming to setback location. However, part of the proposed addition would fill that space. Where would AC equipment be relocated? What if a generator and/or fuel tank are desired? As mentioned in question 4 the proposed additions would extend close to the setback lines, leaving only a small spot near the driveway and deck for any equipment. No proposed equipment location has been identified and no variance for same has been requested.
9. If the requested variance is acceptable, are there any landscape, fence screening, or light shielding features or limitations which should be stipulated for the protection of the Outlook Drive streetscape?

RECEIVED

JUN 29 2020

TOWN OF DARIEN  
PLANNING & ZONING

June 22, 2020

Ted Bonanno  
3 Outlook Drive  
Darien, CT 06820

Dear Ted,

At your request, Residential Engineering (RE+D) performed a limited structural inspection of your home at 3 Outlook Drive to determine whether or not the existing foundation and framing of the house has the capacity to support the proposed renovations to your home shown on Sheets A.1 through A.12 by Michael LoBuglio, AIA and provided to our office electronically on 6/15/20.

It is the opinion of our office that the existing structure is adequate for supporting the new code required loads associated with the upcoming renovation.

If you have any questions, please do not hesitate to contact us.

Sincerely,

  
Glenn C. Smith, PE, LEED AP  
Principal



STRUCTURE  
PRESERVATION

**Woodside, Robert**

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**From:** Woodside, Robert  
**Sent:** Monday, June 29, 2020 4:29 PM  
**To:** Amy Zabetakis  
**Cc:** theojbono@gmail.com  
**Subject:** RE: 3 Outlook Drive

I added copies of this report to the Bonano ZBA applications. That's a start, but it's brief and doesn't say much definitive. It states there was a limited structural inspection performed and it doesn't clarify what parts of the existing structure are adequate. What's useful is to know, with structural engineer detailed evaluation certainty, if the existing foundation, first floor internal floor structure deck that sits on the foundation (not the exterior deck), first floor perimeter and interior walls, and second floor deck will be preserved. Will the existing exterior siding and interior wall materials be kept. If not, which segments of those features need to be removed, reconstructed and/or reinforced in order to properly support the proposed addition above. The ZBA has to basically find that enough of the existing building in the setback is being preserved, so as to qualify as a valid addition project. If the existing building has to be mostly replaced then the ZBA has to consider if it should be moved more into conformance with minimum setbacks. I understand in this case there's a corner lot difficulty with setbacks, so the ZBA may be comfortable with hardship and the proposal. When there's doubt, but the ZBA is generally satisfied, the ZBA has occasionally stipulated that a structural engineer verify the preservation commitments prior to the owner obtaining construction Zoning/Building Permits.

Did the Bonannos observe the June 17 ZBA meeting and the 20 Dubois St/Bradshaw application? I suggested that previously to Mr Bonanno since very similar corner lot circumstances exist at that Patricia Lane corner, and preservation questions came up during that hearing and deliberation. Mr Bradshaw was a bit shaky with his commitment in that case.

Ted & Beth Bonanno are the applicants with this one. I'll try to remember to pass along my Staff Questions report to you Amy and it'll be posted on our Town website. But I haven't done it yet.

**From:** Amy Zabetakis [mailto:azabetakis@ruccilawgroup.com]  
**Sent:** Monday, June 29, 2020 2:48 PM  
**To:** Woodside, Robert <rwoodside@darienct.gov>  
**Cc:** theojbono@gmail.com  
**Subject:** Re: 3 Outlook Drive

Woody-

Attached please find the report from the structural engineer. Please let me know if you would like me to drop off 10 hard copies of this letter.

Can you also please let Ted and I know if you have any comments on the application materials that have been submitted?

Thanks,  
Amy

Amy Zabetakis, Esq.  
Rucci Law Group, LLC  
19 Old Kings Highway South  
Darien, CT 06820  
Phone: 203-202-9686 x204  
Fax: 203-202-3732

BUILDING  
PERMITS

3 Outlook Drive

Addition <i>DECK</i>	1975	Permit # 13566
Re-roof dwelling	1992	Permit #20752
Replace storm damaged deck	1996	Permit #24096
3 replacement windows	2008	Permit 33411
6 " "	2008	Permit 33501

Situs : 3 OUTLOOK DRIVE

List #: 04103

Class: SINGLE FAMILY RESIDENCE

Card: 1 of 1

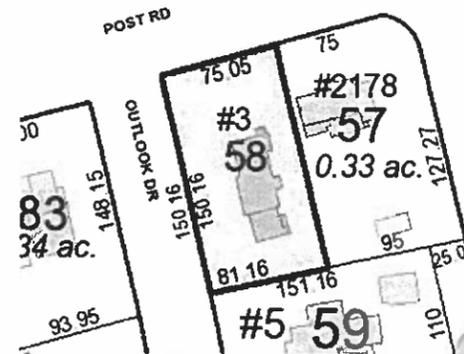
Printed: February 22, 2019

CURRENT OWNER	GENERAL INFORMATION
BONANNO THEODORE J & BONANNO ELIZABETH 3 OUTLOOK DRIVE DARIEN CT 06820	Living Units 1 Neighborhood 1070 Map/Lot 52 58 Vol / Pg 1384/421 Routing 52/058 Zoning R-1/2 Class 100

**Property Notes**  
REC = 3 RMS + 2 HALF BATHS



52-058-00 03/29/2017



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.2700	Traffic	-20	749,760

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	524,860	749,800	749,800	0	749,800
Building	113,260	161,800	161,800	0	263,480
<b>Total</b>	<b>638,120</b>	<b>911,600</b>	<b>911,600</b>	<b>0</b>	<b>1,013,280</b>

Total Acres: .27  
Spot: Street/Road: Subdivision  
Location: 16 WATER PROXIMITY 1

Manual Override Reason  
Base Date of Value 10/01/2018  
Effective Date of Value 10/01/2018  
Value Flag COST APPROACH  
Gross Building:

Entrance Information			
Date	ID	Entry Code	Source
10/03/18	RN	Review Only	Other
06/28/13	F	Measure Only	Other
05/09/13	DM	Data Mailer Return	Owner
06/13/08	BS	Info At Door	Owner
08/05/98	HH	Entry	Owner

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
04/30/08	33501	2,000	BLDG 6 Repl Window s	100
03/26/08	33411	1,000	BLDG 3 Repl Window s	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/21/10	658,350	Land + Bldg	Foreclosure Or Repossession	1384/421	Warranty Deed	BONANNO THEODORE J & DEUTSCHE BANK NATIONAL TRUST CO TR
05/19/10		Land + Bldg	Foreclosure Or Repossession	1381/623		COLE RONALD S & COLE WENDY C
04/01/98	440,000	Land + Bldg	Valid Sale	860/39 1075/642 1007/311	Warranty Deed	COLE WENDY C & COLE WENDY C

Situs : 3 OUTLOOK DRIVE

List #: 04103

Class: SINGLE FAMILY RESIDENCE

Card: 1 of 1

Printed: February 22, 2019

**Dwelling Information**

Style Cape Cod **Year Built** 1931  
 Story height 1 **Eff Year Built**  
 Attic Ft-Wall Hgt Finished **Year Remodeled**  
 Exterior Walls Frame **Amenities**  
 Masonry Trim x  
 Color Natural **In-law Apt** No

**Basement**

Basement Full **# Car Bsmt Gar**  
 FBLA Size x (Included in Liv Area)  
 Rec Rm Size 950 (not included in Liv Area)

**Heating & Cooling**

**Fireplaces**

Heat Type A/C **Stacks** 1  
 Fuel Type Oil **Openings** 1  
 System Type Hot Water **Pre-Fab**

**Room Detail**

Bedrooms 2 **Full Baths** 3  
 Family Rooms 1 **Half Baths** 1  
 Kitchens **Extra Fixtures**  
 Total Rooms 7  
 Kitchen Type **Bath Type**  
 Kitchen Remod No **Bath Remod** No

**Adjustments**

Int vs Ext Same **Unfinished Area**  
 Cathedral Ceiling x **Unheated Area**

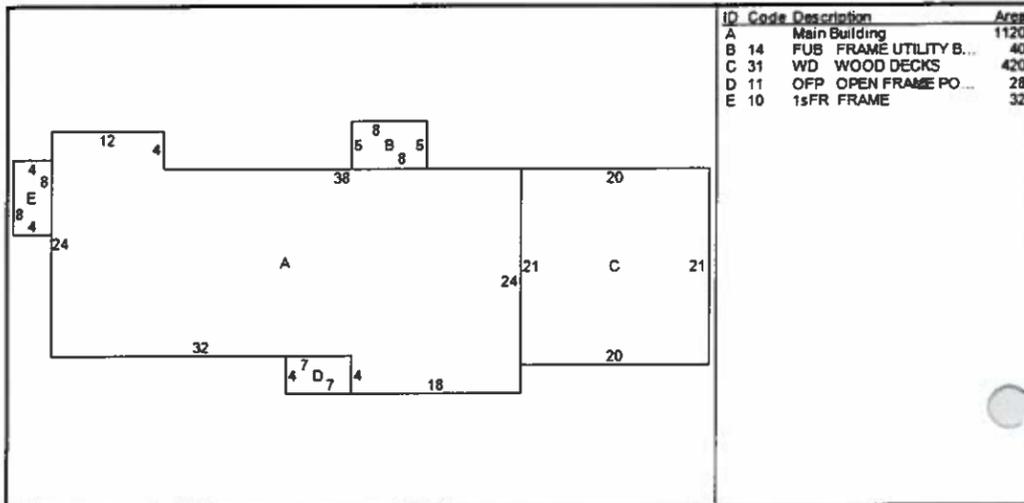
**Grade & Depreciation**

Grade C+ **Market Adj**  
 Condition Fair **Functional**  
 CDU FAIR **Economic**  
 Cost & Design 0 **% Good Ovr**  
 % Complete

**Dwelling Computations**

Base Price	188,883	% Good	55
Plumbing	8,580	% Good Override	
Basement	0	Functional	
Heating	7,150	Economic	
Attic	38,160	Adj Factor	1
Basement Garage	0	% Complete	
FBLA	0		
Rec Room	25,470	Base RCNLD	152,840
Unfinished Area	0	Additional RCN	9,000
Cath Area	0		
Fireplace	9,650	Dwelling Value	161,840
Masonry Trim	0		
Subtotal	277,890	Total Living Area	1768

**Building Notes**



ID	Code	Description	Area
A		Main Building	1120
B	14	FUB FRAME UTILITY B...	40
C	31	WD WOOD DECKS	420
D	11	OFF OPEN FRAME PO...	28
E	10	1sFR FRAME	32

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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**Condominium / Mobile Home Information**

Complex Name  
 Condo Model  
 Unit Number  
 Unit Level  
 Unit Parking  
 Model (MH)  
 Unit Location  
 Unit View  
 Model Make (MH)

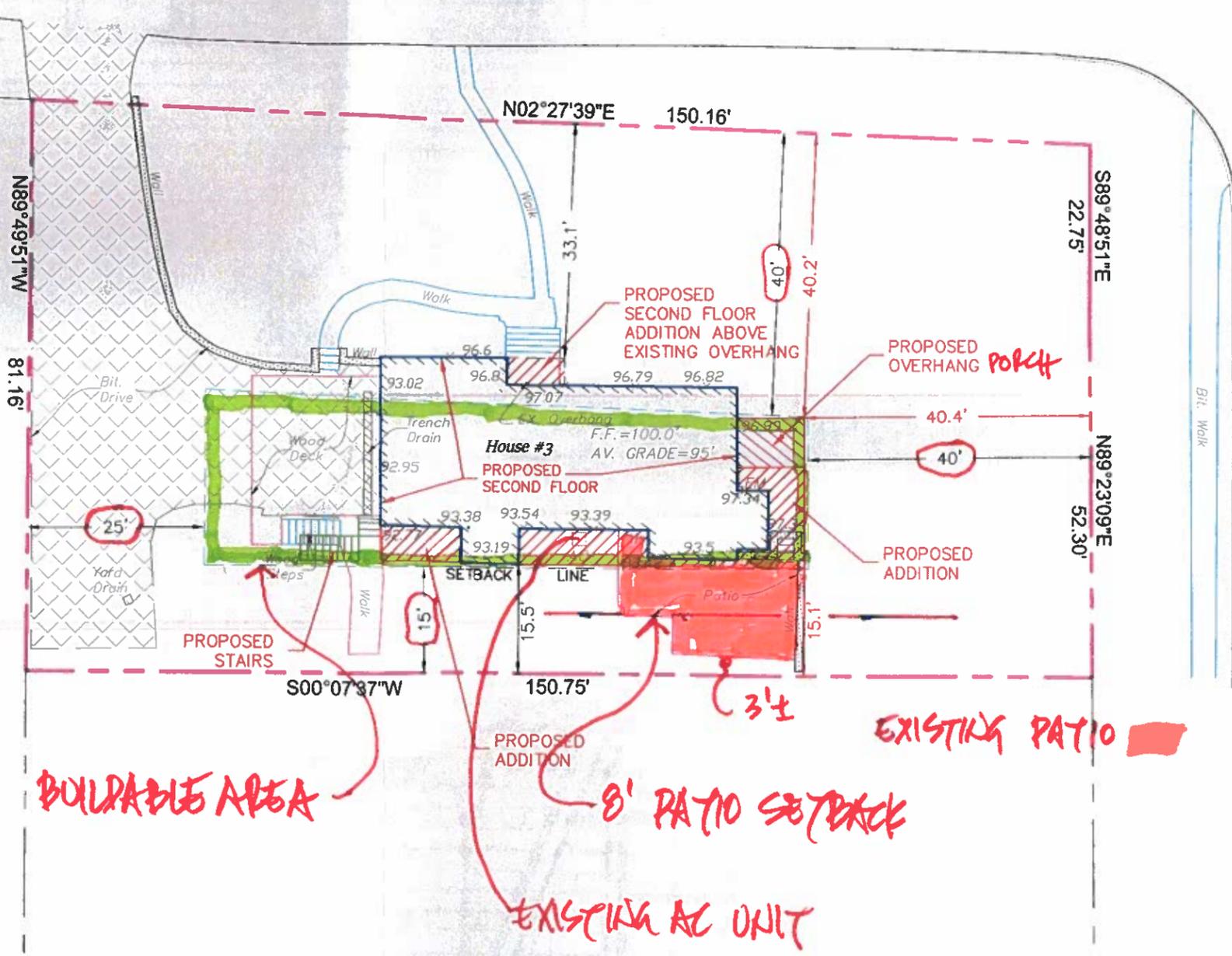
**Addition Details**

Line #	Low	1st	2nd	3rd	Value
1		14			300
2		31			5,800
3		11			900
4		10			2,000



**OUTLOOK DRIVE**

**BOSTON POST ROAD**



PREPARED IN ACCORDANCE WITH SECTIONS 36-100 THROUGH 36-105 OF THE REGULATIONS OF CONNECTICUT CONCERNING SURVEYS AND MAPS IN THE YEAR 1952 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF PROFESSIONAL SURVEYORS, 1996.

ACCURACY: FORMING TO HORIZONTAL ACCURACY OF ± 0.02 FEET PER 100 FEET. VERTICAL DATUM: MEAN SEA LEVEL. PURPOSE OF SHOWING THE PROPOSED ADDITIONS AND SETBACKS OR BY OTHER PERSONS OTHER THAN THE SURVEYOR.

NOT BE AFFECTED BY PRIVATE AND OR PUBLIC RESTRICTIONS.

BOUNDARIES SHOWN HEREON ARE BASED ON THE VISIBLE EVIDENCE AND COMPILED FROM OTHER SURVEYS. ADDITIONAL UTILITIES MAY BE ENCOUNTERED TO ANY EXCAVATION OR CONSTRUCTION. "YOU DIG": 1-800-922-4455.

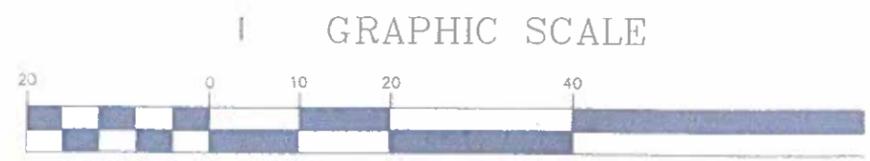
ENCUMBRANCES OR EASEMENTS IF ANY, ARE NOT SHOWN.

PROPERTY LINE ARE NOT TO BE USED FOR CONSTRUCTION.

ALL DIMENSIONS MUST BE CONFIRMED WITH THE SURVEYOR'S FINAL DESIGN.

**ZONING TABLE-R 1/2 ZONE**

APRD	REQUIRED	EXISTING CONDITIONS	PROPOSED CONDITIONS



( IN FEET )  
1 inch = 20 ft.

LEGEND