ZONING BOARD OF APPEALS
TOWN OF DARIEN, CONNECTICUT
RESOLUTION
CALENDAR NO. 12-2020

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THIS IS TO CERTIFY THAT, a public hearing was conducted by the Darien Zoning Board of Appeals (ZBA) on July 15, 2020 and September 16, 2020 to consider the application of Christopher Pagliaro Architects on behalf of Samuel B. Fuller submitted on June 17, 2020 for variances of Sections 825f and 406 of the Darien Zoning Regulations. The property is situated on the west side of Contentment Island Road approximately 1,000 feet south of Shennamere Road and is shown on Assessor's Map #68 as Lot #27 being 40 Contentment Island Road and located in an R-1 (residential) Zone.

ON SEPTEMBER 16, 2020 THE ZBA GRANTED WITH STIPULATIONS VARIANCES OF SECTIONS 825f and 406, to allow the construction of a foyer/powder room/staircase, raised equipment platform, reconstructed sunroom, and second floor balcony/walkway additions; Section 825f: 13.0 in lieu of 16.0 feet minimum required floor elevation for the foyer/powder room; 9.8 in lieu of 16.0 feet minimum required floor elevation for the lower staircase; and Section 406: 12.0 in lieu of 25.0 feet minimum required side yard setback for the raised equipment platform, 12'± in lieu of 40.0 feet minimum required rear yard setback for the reconstructed sunroom, and 31'± in lieu of 40.0 feet minimum required rear yard setback for the balcony/walkway; in accordance with the plans submitted to and reviewed by the Board; SUBJECT TO THE FOLLOWING STIPULATIONS:

1. Prior to the issuance of a project construction permit, the Zoning Enforcement Officer and Building Official shall verify as necessary the full extent of all the work and shall verify accurate costs relative to the 50% rule in the flood zone.
2. The owner is hereby advised that the house structure is located below the Flood Hazard Zone VE minimum elevation of 16.0 and will therefore be vulnerable to possible future flood damage, which increases risks to life and property. The owner and all future owners are required to maintain proper flood insurance at all times. Significantly higher insurance premiums may be assessed, to as much as $25.00 premium for each $100.00 of coverage.
3. The equipment platform shall be screened with sound deadening materials to reduce potential negative effects to the neighboring property.
4. The reconstructed sunroom and second floor balcony/walkway additions shall not have exterior lights of any kind that create light and glare trespass beyond the property lines including the mean high water line.
5. Upon completion of the work, the applicant shall provide a final as-built survey, professional certification letters, and/or photographs as necessary to verify that

all construction/installation (including materials) has been completed in strict accordance with the specific ZBA reviewed and approved plans as amended above.

All ZBA decisions are Legally Noticed in a newspaper having substantial circulation in Darien. This Resolution shall become effective when the Legal Notice is published. Approvals are also recorded in the Darien Town Clerk's Office. This variance approval, if not acted upon by March 24, 2021 (within six months from its effective date), shall become null and void. By this date, the applicant and/or owner must obtain all other required permits and approvals and must begin on-site construction. An extension of this time period, to begin construction, may only be granted by the Zoning Board of Appeals upon written request from the applicant/owner.

Copies of the application materials, plans and public hearing minutes are on file in the office of the Darien Planning and Zoning Department, Room 211, Darien Town Hall.

BY: _____
Mike Nedder, Chair
ZONING BOARD OF APPEALS