

REGULAR MEETING
AGENDA

Wednesday, April 24, 2013 7:45 P.M.
Public Meeting Room 206
Darien Town Hall, 2 Renshaw Road
Darien, Connecticut

OPENING

Requests to the ZBA involve important legal property rights. The proposal may expand one owner's limitations and reduce another's protections as defined within the Zoning Regulations. Therefore any information considered must be clearly provided and all hearing comments are recorded. **Please speak only into the microphones near the podium. And in order to avoid unnecessary distractions, please silence all electronic/communication devices and avoid side conversations** within the meeting room and hallway near the door.

The ZBA will make every reasonable effort to complete this agenda in a timely manner. However complications may arise and it may be difficult to properly consider all of the requests tonight. You can be helpful by making your presentation efficiently. Due to necessary scheduling of ZBA members, and possible involvement with other Board/Commission review, the following items may be considered out of sequence. Application requests may be heard and then deliberated one by one rather than all the deliberations occurring at the end of the meeting. Please understand that one or more hearing items may need to be opened and continued to a subsequent meeting. And some hearings may be completed tonight but ZBA deliberation of the requests may be postponed to a later date. After the hearing of the project you are interested in is concluded, you may choose to make subsequent inquiries about a possible decision to ZBA office staff at 203-656-7351 during regular business hours.

PUBLIC HEARINGS

CALENDAR NO. 18-2013

The application of Don Federle and American Dimensions on behalf of Peter & Alisa Kuhn filed on March 13, 2013 for variances of Sections 334, 406, and 906.3 of the Darien Zoning

Regulations; to allow the construction of one story, two story and second story additions with modified parking; Section 334: construction on a building lot with 104.3 in lieu of 150.0 feet minimum required lot depth; Section 406: 54.2 in lieu of 65.0 feet minimum required front yard setback as measured from the centerline of Cedar Gate Road for the one story covered entry addition, 30.9 in lieu of 65.0 feet minimum required front yard setback as measured from the centerline of Cedar Gate Road for the two story addition, and 20.1 in lieu of 25.0 feet minimum required south side yard setback for the second story additions; and Section 906.3: development of required off-street parking spaces within the required 65.0 feet minimum required front yard setback as measured from the centerline of Cedar Gate Road. The property is situated on the southeast corner of the intersection of Rebel Lane and Cedar Gate Road and is shown on Assessor's Map #64 as Lot #80, being 11 Cedar Gate Road and located in the R-1 and R-1/2 (residential) Zones.

CALENDAR NO. 19-2013

The application of Carl Goodnow and Goodnow Builders, Inc. filed on March 13, 2013 for a variance of Section 406 of the Darien Zoning Regulations; to allow the construction of a one-half story addition to the existing garage; Section 406: 11.5 in lieu of 12.3 minimum required southwest side yard setback. The property is situated on the east side of Hazel Street approximately 260 feet north of the intersection of West Avenue and Hazel Street and is shown on Assessor's Map # 24 as Lot #18, being 35 Hazel Street and located in the R-1/3 (residential) Zone.

CALENDAR NO. 20-2013

The application of Denise Bloodgood on behalf of Sarah Canelli filed on March 13, 2013 for a variance of Section 406 of the Darien Zoning Regulations; to allow the construction a replacement one and one-half story garage; Section 406: 24.4 in lieu of 30 minimum required front yard setback. The property is situated on the northwest corner of the intersection of Red Cedar Drive and Hollow Tree Ridge Road and is shown on Assessor's Map #47 as Lot #140, being 95 Hollow Tree Ridge Road and located in the R-1/3 (residential) Zone.

CALENDAR NO. 22-2013

The application of Jacek Bigosinski and PB Architects on behalf of Gabriela Mocanu and Hassan Shakir filed on April 10, 2013 for variances of Sections 334 and 406 of the Darien Zoning Regulations; to allow the construction of a two story residence with HVAC equipment; Section 334: building construction and adequate related site improvements on a building lot with 60.0 in lieu of 80.0 feet minimum required lot width; and Section 406: 18.0 in lieu of 30.0 feet minimum required front yard setback, and 38.0 in lieu of 55.0 feet

minimum required front yard setback as measured from the centerline of Chestnut Street. The property is situated at the southeast corner formed by the intersection of Chestnut Street and Noroton Avenue and is shown on Assessor's Map #21 as Lot #56, being 27 Chestnut Street and located in an R-1/3 (residential) Zone.

CALENDAR NO. 23-2013

POSTPONED TO MAY 15

The application of Gabriel Stefania and Essential Design on behalf of Darien Station Assoc. LLC filed on April 10, 2013 for variances of Section 923 of the Darien Zoning Regulations; to allow the installation of a ground sign to replace an existing hanging sign; Section 923: installation of a ground sign where none is permitted, in lieu of a hanging sign; 0.0 in lieu of 4.0 feet minimum required setback, and 14.0 in lieu of 6.0 square feet maximum allowable sign area utilizing the hanging sign standards. The property is located on the north side of West Avenue approximately 200 feet west of the intersection of Boston Post Road and West Avenue and is shown on Assessor's Map #17 as Lots #115-117, being 18 West Avenue, also known as 20 West Avenue, and located in the CBD (commercial) Zone.

OTHER BUSINESS

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 regulatory 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. 4 affirmative votes out of the 5 seated ZBA members are required to approve a proposal.
2. Requested two month extension, received April 16, 2013, to obtain all required permits and begin on-site construction for ZBA Calendar No. 17-2012, Corrine and Dwight Collins, 114 Nearwater Lane. The Public Hearing of this matter was April 25, 2012. Initial ZBA approval would have expired on November 4, 2012. Following a November 2, 2012 request, on November 14, 2012 the ZBA granted a six month extension to May 4, 2012.
3. Approval of Minutes of meeting on March 13, 2013. ZBA members attending this meeting were Vic Capellupo, Chuck Deluca, Steve Olvany, Ruth Anne Ramsey, and Rich Wood.
4. General discussion of Application Materials, applicant identity, application review procedures, hearing guidelines, hardship criteria, decision

practices/guidelines/ staff questions, project fit relative to neighbor properties, supervision/inspection of construction projects, and/or requested changes.

5. Any other business (a minimum 2/3, 67%, i.e. 3/4, 4/5, or 4/6, favorable vote of members present and voting is required to add an item to the agenda).