

REGULAR MEETING
AGENDA

Wednesday, September 11, 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. 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. 53-2013 The application of Giannattasio Builders, Inc. submitted on August 14, 2013 for a variance of Section 334 of the Darien Zoning Regulations; to allow the construction of a replacement two story dwelling; Section 334: construction on a portion of the lot with 127.0 in lieu of 150.0 feet minimum required lot width. The

property is situated on the east side of Libby Lane approximately 200 feet south of its intersection with Holly Lane and shown on Assessor's Map #9 as Lot #59, being 25 Libby Lane and in the R-1 (residential) Zone.

CALENDAR NO. 48-2013 The application of Laurence Marner and Marner Architecture on behalf of Scott D. Moore submitted on July 30, 2013 for variances of Section 406 of the Darien Zoning Regulations; to allow the construction of a detached one story, two car garage; Section 406: 29.8 in lieu of 40.0 feet minimum required front yard setback and 13.1 in lieu of 25.0 feet minimum required side yard setback. The property is situated on the southwest corner of the intersection formed by Red Coat Pass and Morley Lane and shown on Assessor's Map #63 as Lot #52B, being 23 Red Coat Pass and in the R-1 (residential) Zone.

CALENDAR NO. 49-2013 The application of Jacek Bigosinski and PB Architects on behalf of Nancy & Todd Herget submitted on August 8, 2013 for a variance of Section 334 of the Darien Zoning Regulations; to allow the construction of a two and one-half story replacement dwelling; Section 334: construction on a portion of the lot with 187.9 in lieu of 200.0 feet minimum required lot depth. The property is situated at the south portion of the cul-de-sac of Tower Lane approximately 500 feet south of the intersection with Tower Drive and shown on Assessor's Map #1 as Lot #133, being 30 Tower Lane and in the R-2 (residential) Zone.

CALENDAR NO. 54-5013 The application of Lauren J. Chisholm submitted on August 14, 2013 for variances of Sections 334 and 406 of the Darien Zoning Regulations; to allow the construction of a replacement portico and a second story addition; Section 334: construction on a building lot with 63.1 in lieu of 150.0 feet minimum required lot depth; and Section 406: 24.4 in lieu of 40.0 feet minimum required front yard setback and 27.8 in lieu of 65.0 feet minimum required front yard setback as measured from the centerline of Clocks Lane for the portico; 31.8 in lieu of 40.0 feet minimum required front yard setback and 35.2 in lieu of 65.0 feet minimum required front yard setback as measured from the centerline of Clocks Lane for the second story addition, 4.6 in lieu of 25.0 feet minimum required side yard setback and 9.6 in lieu of 40.0 feet minimum required rear yard setback for the second story addition. The property is situated on the east side of Clocks Lane approximately 60 feet north of the intersection with Wild Rose Lane and shown on Assessor's Map #64 as Lot #63, being 8 Clocks Lane and in the R-1 (residential) Zone.

DELIBERATIONS AND DECISIONS

Discussion, deliberation and possible decisions for Public Hearing request items listed above. Four affirmative votes out of the five seated ZBA members are required to approve

a proposal. Decisions are made after the ZBA members review the public hearing comments, submitted plans and other application materials, and carefully consider possible stipulations to ensure the best possible project fit among the neighboring properties. If complications arise ZBA deliberation of the requests may be postponed or continued to a later meeting date.

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. Approval of Minutes of meeting on June 26, 2013. ZBA members attending this meeting were Vic Capellupo, Gary Greene, Jeff Williams, John Ashburne, and Rich Wood.
2. Review and approval of 2014 Meeting Schedule.
3. Election of Officers.
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).