

**REGULAR MEETING
AGENDA**

Wednesday, November 17, 2010 7:45 P.M.
Public Meeting Room 206
Darien Town Hall, 2 Renshaw Road
Darien, Connecticut

Due to necessary scheduling of ZBA members, the following items may be considered out of sequence and application requests may be heard and then deliberated one by one rather than all the deliberations occurring at the end of the meeting.

PUBLIC HEARING

CALENDAR NO. 60-2010

The application of Neil Hauck, AIA on behalf of Edward D. Brown & Yael C. van Hulst filed on October 20, 2010 for an appeal under Section 1122, of the Darien Zoning Regulations, of the decision, and/or determination of the Zoning Enforcement Officer regarding building height; an interpretation of Section 210; and if necessary a variance of Section 406 of the Darien Zoning Regulations to allow the construction of second floor shed roof and attic floor clerestory roof forms; Section 210: an interpretation that the proposed forms do not create upper eave lines in the calculation of Building Height; and if necessary Section 406: 32'-5 5/8" and 34'-9" in lieu of 30'-0" maximum building height. The property is situated on the south side of Baywater Drive at the southeast corner formed by the intersection of Baywater Drive and Nearwater Lane and is shown on Assessor's Map #55 as Lots #105 and 106, being 2 Baywater Drive and located in the NBD (residential) 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 amendment to the approved plans and resolution of Calendar No. 67-2008, Donna and Arthur Collins, 45 Pear Tree Point Road.
3. Requested six month extension, received October 27, 2010, to obtain all required permits and begin on-site construction for ZBA Calendar No. 44-2009, Daniel & Margaret Smith, 147 Long Neck Point Road. The Public Hearing of this matter was October 21, 2009. Initial ZBA approval would have expired on May 5, 2010. Following a May 3, 2010 request, on May 19, 2010 the ZBA granted a six month extension to November 5, 2010.
4. Requested six month extension, received November 2, 2010, to obtain all required permits and begin on-site construction for ZBA Calendar No. 35-2010, Michael Burkhart on behalf of Prudence K. Burkhart, 12 Fitch Avenue. The Public Hearing of this matter was June 16, 2010. Initial ZBA approval expires on December 24, 2010.
5. Requested six month extension, to obtain all required permits and begin on-site construction for ZBA Calendar No. 39-2009, J. Wilson Ropp & Adrienne Dreiss, 364 Hollow Tree Ridge Road. The Public Hearing of this matter was September 23, 2009, October 21, 2009, and November 18, 2009. Initial ZBA approval would have expired on June 3, 2010. Following a May 13, 2010 request, on May 19, 2010 the ZBA granted a six month extension to December 3, 2010.
6. Possible requested amendment to the approved plans of Calendar No. 42-2010, Chris Lionetti, 31 Fairview Avenue.
7. Approval of Minutes of meeting on September 22, 2010. ZBA members attending this meeting were Vic Capellupo, Al Tibbetts, Jeff Williams, John Ashburne, and Anthony Simari.

8. Approval of Minutes of meeting on October 20, 2010. ZBA members attending this meeting and voting were Chuck Deluca, Jeff Williams, Ruth Anne Ramsey, John Ashburne, and Anthony Simari.
9. Election of Officers (by regular members).
10. Review of April 15, 2009 Joint Meeting discussions with the Architectural Review Board and possible recommendations for sign regulation changes or procedural adjustments.
11. General discussion of Application Materials, hearing guidelines, hardship criteria, decision practices/guidelines, project fit relative to neighbor properties, supervision/inspection of construction projects, and/or requested changes.
12. 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).