

REGULAR MEETING
AGENDA

Wednesday, October 26, 2016 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. 29-2016

The application of Corey Grossman and Four Seasons Construction on behalf of Hout Ly submitted on September 19, 2016 for a variance of Section 406 of the Darien Zoning Regulations, **to allow the construction of a replacement garage with a second story;** Section

406: 12.3 in lieu of 15.0 feet minimum required side yard setback. The property is situated on the east side of Richmond Drive approximately 200 feet southeast of the intersection with Point O Wood Road and is shown on Assessor's Map #12 as Lot #23, being 27 Richmond Drive and located in an R-1/2 (residential) Zone.

CALENDAR NO. 30-2016

The application of Anton Tinaj submitted on September 20, 2016 for a variance of Sections 339f and 406 of the Darien Zoning Regulations, to allow the construction of second and attic story and two and one-half story additions with decks; Sections 339f and 406: 11.0 in lieu of 80.0 feet minimum required front yard setback. The property is situated on the south side of Hecker Avenue approximately 150 feet east of the intersection of Wistar Court and is shown on Assessor's Map #42 as Lot #135, being 114 Hecker Avenue and located in an R-1/3 (residential) Zone

CALENDAR NO. 32-2016

The application of Terry Lennon and T Lennon Architects on behalf of Scott & Eileen Bryer submitted on September 21, 2016 for a variance of Section 406 of the Darien Zoning Regulations; to allow the construction of a two story addition; Section 406: 12.3 in lieu of 15.0 feet minimum required side yard setback. The property is situated on the north side of Briar Brae Road approximately 1,000 feet northeast of the intersection with Hoyt Street and is shown on Assessor's Map #29 as Lot #21, being 27 Briar Brae Road and located in the R-1/2 (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 September 14, 2016. ZBA members attending this meeting were Vic Capellupo and Ruth Anne Ramsey.
2. Approval of Minutes of meeting on September 21, 2016. ZBA members attending this meeting were Vic Capellupo, Mike Nedder, Jeff Williams, Ruth Anne Ramsey, Kevin Fullington, and Rich Wood.
3. Review of possible Resolution regarding timetable of ARB and ZBA applications review.
4. Review of proposed application form Item K clarifications.
5. Review of a possible moratorium on acceptance of sign applications.
6. Review of the Hescok case and its determinations.
7. Possible appointment of a committee to consider possible Bylaws and Policies.
8. Review of recent decisions and consideration of an evaluation.
9. Possible special meeting with Assistant Town Attorney John Louizos regarding ZBA procedures and policies.
10. 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.
11. 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).

ADJOURNMENT