

TOWN OF DARIEN
ZONING BOARD OF APPEALS



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MAY 12 2022

TOWN CLERK'S OFFICE
DARIEN CT.

REGULAR MEETING
AGENDA

Wednesday, May 18, 2022 7:00 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.

POSTPONEMENTS AND CONTINUATIONS

Changes to the meeting agenda may occur after posting and would be announced at the beginning of the meeting.

PUBLIC HEARINGS

CALENDAR NO. 18-2021 The application of Matthew Troy submitted on December 9, 2021 for a variance of Section 406 of the Darien Zoning Regulations, to allow the construction of a one story covered porch addition; Section 406: 37.7 in lieu of 40.0 feet minimum required front yard setback. The property is situated on the northwest side of Great Hill Road approximately 800 feet north of Tokeneke Road and is shown on Assessor's Map #36 as Lot #3, being 19 Great Hill Road and located in an R-1/2 (residential) Zone.

CALENDAR NO. 5-2022 The application of Wilder G. Gleason, Esq. and Gleason & Associates LLC on behalf of William Hausberg and Abigail Hausberg submitted on April 20, 2022 for variances of Section 406 of the Darien Zoning Regulations, to allow the construction of a one story foyer with covered entry addition, and an equipment deck platform; Section 406: 25'± in lieu of 40.0 feet minimum required rear yard setback for the foyer and covered entry; 21'± in lieu of 40.0 feet minimum required rear yard setback for the deck; and 29'± in lieu of 40.0 feet minimum required rear yard setback for the equipment. The property is situated on the southwest side of Pratt Island approximately 1000 feet southeast of the intersection of Baywater Drive and Nearwater Lane and is shown on Assessor's Map #55 as Lot #115, being 6 Pratt Island and located in an 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 March 16, 2022. ZBA members attending this meeting were Mike Nedder, Jeff Williams, Gary Greene, Kevin Fullington, Matt Lauria, and Barb Hazelton.
2. Approval of Minutes of meeting on April 20, 2022. ZBA members attending this meeting were Mike Nedder, Jeff Williams, Gary Greene, Kevin Fullington, and Matt Lauria.
3. Requested three month extension, received May 4, 2022, to obtain all required permits and begin on-site construction for ZBA Calendar No. 16-2021, Alexandra Safir, 17 Cliff Avenue. The Public Hearing of this matter was November 17, 2021.
4. Election of Officers, by regular members.
5. Report of Committee researching possible policy regarding historic preservation considerations with the evaluation of variance requests.
6. Possible scheduling of meeting with Town Counsel to consider recent case law and ZBA evaluation criteria.
7. Possible recommendation referral to the Planning & Zoning Commission of an allowance for 5'x8' covered porches in setback space.
8. 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