

SUMMARY MEETING MINUTES
DARIEN ZONING BOARD OF APPEALS (ZBA)
September 11, 2013

REGULAR MEETING

Darien Town Hall - Room 206 - 7:45 to 9:08 PM

ZBA members present: Chuck Deluca, Jeff Williams, Ruth Anne Ramsey, John Ashburne, Rich Wood (7:45 - 7:53 PM), and Vic Capellupo (arrived at 7:53 PM)

Staff Present: Code Compliance Officer Robert Woodside and Recorder Judy Fazekas

OPENING

ZBA Vice-Chair Chuck Deluca opened the meeting at 7:45 PM. He requested cooperation and explained several procedural steps that would be used to conduct the meeting following the posted Agenda.

PUBLIC HEARINGS

The following hearings were held with various plans and submitted application materials reviewed, possible correspondence and public comment considered, questions asked, and comments made by the ZBA members and Staff:

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.

Builder/Contractor Lou Giannattasio answered various questions and explained the proposal depicted on the submitted plans and described in the application materials. The Public Hearing was then closed.

DELIBERATION AND DECISION ON CALENDAR NO. 53-2013

The following decision was made after the ZBA members reviewed the public hearing comments, the submitted plans and other application materials, and carefully considered possible stipulations to ensure the best possible project fit among the neighboring properties:

CALENDAR NO. 53-2013 - The application of Giannattasio Builders Inc., 25 Libby Lane. Upon a motion by Ruth Anne Ramsey, seconded by Rich Wood, the ZBA voted 5-0 to GRANT the above delineated, requested variance.

At 7:53 PM, Rich Wood left the meeting and Vic Capellupo joined the meeting.

PUBLIC HEARINGS

The following hearings were held with various plans and submitted application materials reviewed, possible correspondence and public comment considered, questions asked, and comments made by the ZBA members and Staff:

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.

Architect Larry Marner and Scott Moore answered various questions and explained the proposal depicted on the submitted plans and described in the application materials. The Public Hearing was then closed.

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.

Architect Jacek Bigosinski and Todd Herget answered various questions and explained the proposal depicted on the submitted plans and described in the application materials. Neighbor Doug Ryder objected and questioned various aspects of the application. The Public Hearing was then closed.

CALENDAR NO. 54-2013 - 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.

Lauren Chisholm answered various questions and explained the proposal depicted on the submitted plans and described in the application materials. The Public Hearing was then closed.

DELIBERATIONS AND DECISIONS

The following decisions were made after the ZBA members reviewed the public hearing comments, the submitted plans and other application materials, and carefully considered possible stipulations to ensure the best possible project fit among the neighboring properties:

CALENDAR NO. 48-2013 - The application of Laurence Marnier and Marnier Architecture on behalf of Scott D. Moore, 23 Red Coat Pass. Upon a motion by John Ashburne, seconded by Vic Capellupo, the ZBA voted 5-0 to GRANT WITH STIPULATIONS the above delineated, requested variances.

CALENDAR NO. 49-2013 - The application of Jacek Bigosinski and PB Architects on behalf of Nancy & Todd Herget, 30 Tower Lane. Upon a motion by Vic Capellupo, seconded by John Ashburne, the ZBA voted 5-0 to DENY the above delineated, requested variance.

CALENDAR NO. 54-2013 - The application of Lauren J. Chisholm, 8 Clocks Lane. Upon a motion by Ruth Anne Ramsey, seconded by Jeff Williams, the ZBA voted 5-0 to GRANT the above delineated, requested variances.

OTHER BUSINESS

The following additional decisions were made after the ZBA members reviewed the submitted documents, correspondence and/or project plans:

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.

Upon a motion by Vic Capellupo, seconded by John Ashburne, the ZBA voted 3-0 to APPROVE the subject minutes. Vic Capellupo, John Ashburne and Jeff Williams voted in favor of the motion. Gary Greene and Rich Wood also previously indicated their acceptance.

Review and approval of 2014 Meeting Schedule.

This matter was postponed to September 18, 2013.

Election of Officers.

This matter was postponed to September 18, 2013.

Pending application review.

ZBA staff reviewed the status of a current application and the submitted materials. The ZBA members confirmed that without complete plans and pertinent information a public hearing for such an application should not be scheduled.

ADJOURNMENT

The meeting was adjourned at 9:08 PM.

These Meeting Minutes,
Respectfully submitted September 12, 2013,
by Robert Woodside,
Code Compliance Officer
ZBA Staff

These Minutes were reviewed by the attending ZBA members, modified as necessary, and upon a motion by Rich Wood, seconded by Vic Capellupo, approved by a vote of 4-0 at the ZBA meeting on October 23, 2013. Chuck Deluca previously indicated his approval.

ZBA/09.11.2013MtgMin