

SPECIAL MEETING
AGENDA

Wednesday March 2, 2011 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. Any information considered must be clearly provided and all hearing comments are recorded. Therefore speak only into the microphones near the podium. And 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.

CONTINUATION OF PUBLIC HEARING

Opened on February 16, 2011 and continued to tonight, March 2, 2011. The previously seated ZBA members for this request are Vic Capellupo, Al Tibbetts, Gary Greene, Jeff Williams, John Ashburne, and Ruth Anne Ramsey. This hearing must be completed by March 23, 2011 (within 35 days after its February 16th opening). The next scheduled regular ZBA meeting is March 16, 2011.

CALENDAR NO. 1-2011

The application of Alan H. Kaufman on behalf of Scott/Rosemarie Reardon regarding property of James/Janeen Eckert filed on November 17, 2010; for an appeal under Section 1122, of the Darien Zoning Regulations, of the order, requirement, decision, and/or determination of the Zoning Enforcement Officer and Building Department to exempt the construction of house additions from Article VIII of the provisions of the Darien Zoning Regulations and to issue a

Zoning Permit for the construction of house additions; the refusal of the Zoning Enforcement Officer, the Planning & Zoning Department and the Building Department to conduct a Coastal Site Plan Review; to require that a Coastal Site Plan application be made regarding the construction of additions and related site work at the Eckert property; and that pursuant to the provisions of Section 1101-1102 of the Darien Zoning Regulations, to declare that any permits issued for such construction are null and void. The subject property is an interior lot situated on the east side of Long Neck Point Road approximately 450 feet south of the south intersection of Pear Tree point Road and Long Neck Point Road and is shown on Assessor's Map #61 as Lot #3, being 165 Long Neck Point Road and located in an R-1 (residential) Zone.

OTHER ITEMS

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 decision for Public Hearing request item listed above. 5 seated members will be designated prior to the start of this deliberation. 4 affirmative votes out of the 5 seated ZBA members are required to approve a request.
2. 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.
3. No additional business can be added to a Special Meeting agenda.