

REGULAR MEETING
AGENDA

Wednesday, June 17, 2009 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.

CONTINUATION OF PUBLIC HEARING

Opened on May 20, 2009 and continued to tonight, June 17, 2009. The previously seated ZBA members for this request Vic Capellupo, Al Tibbetts, Gary Greene, Jeff Williams, Ruth Anne Ramsey, and John Ashburne. This hearing must be completed by June 24, 2009 (within 35 days after its May 20th opening). However, the next scheduled regular ZBA meeting is July 15, 2009. Therefore, if the ZBA determines to continue this hearing further, a special meeting must be scheduled by May 24th when all of the seated members can attend. Or the applicant may provide up to a 65 day extension allowing the ZBA to continue this hearing to a later date.

CALENDAR NO. 12-2009

The application of Christian Browning filed on March 25, 2009 for variances of Sections 210 and 406 of the Darien Zoning Regulations, to allow the construction of additional basement living space; Section 210: 58.1 in lieu of 50.0 percent maximum allowable basement living space floor area compared to the first floor living space area; and Section 406: 2.581 in lieu of 2.5 maximum allowable stories.

The property is situated on the west side of Greenwood Avenue approximately 500 feet north of the intersection of Greenwood Avenue and Camp Avenue and is shown on Assessor's Map #8 as Lot #146, being 17 Greenwood Avenue and located in an R-1/3 (residential) Zone.

PUBLIC HEARINGS

CALENDAR NO. 21-2009

The application of Douglas C. & Lynne Curtis filed on April 22, 2009 for amendments to the approved plans of Calendar #48-2006; and/or an appeal under Section 1122, of the Darien Zoning Regulations, of the order, requirement, decision, and/or determinations of the Zoning Enforcement Officer; to allow the existing conditions as cited in the Zoning Enforcement Officer's letter of February 27, 2009 to remain as is or to be modified in order to obtain a Certificate of Zoning Compliance. These include to allow the front parking and garage backup area, with adjacent retaining walls and related site features to remain as is; to allow copper flashing and gambrel shaped dormers to remain as is; and to allow the installation of a propane tank and HVAC condenser equipment within a vertical shaft. The property is situated on the east side of Clocks Lane at the northeast corner formed by the intersection of Clocks Lane and Wild Rose Lane and is shown on Assessor's Map #64 as Lot #62, being 10 Clocks Lane and located in an R-1 (residential) Zone.

CALENDAR NO. 23-2009

The application of Michael & Christine Imbrogno filed on May 20, 2009 for an amendment to the approved plans of Calendar No. 65-2007, to allow the existing one story kitchen roof reconstruction and the existing second story hallway and dormer construction to remain. The property is situated on the west side of Gardiner Street approximately 170 feet south of the intersection of Stanton Road and Gardiner Street and is shown on Assessor's Map #46 as Lot #43, being 25R Gardiner Street and located in an R-1/2 (residential) Zone.

CALENDAR NO. 24-2009

The application of Thomas I. Norelli filed on May 20, 2009 for variances of Section 406 of the Darien Zoning Regulations, to allow the construction of a replacement basement garage and a one story addition with deck; Section 406: 10.0 in lieu of 19.9 feet minimum required west side yard setback and 15.1 in lieu

of 25.0 feet minimum required total of two side yards setback. The property is situated on the south side of West Elm Street approximately 150 feet east of the intersection of West Elm Street and Edgerton Street and is shown on Assessor's Map #21 as Lot #172, being 18 West Elm Street and located in an R-1/3 (residential) Zone.

CALENDAR NO. 25-2009

The application of Lance Zimmerman AIA on behalf of Sarah & Jason Demark filed on May 20, 2009 for variances of Section 406 of the Darien Zoning Regulations, to allow the construction of a two story addition with a Bilco door and HVAC equipment; Section 406: 9.2 in lieu of 15.6 feet minimum required east side yard setback; 14.4 in lieu of 20.8 feet minimum required west side yard setback; and 23.6 in lieu of 30.0 feet minimum required total of two side yards setback. The property is situated on the north side of Middlesex Road Street approximately 400 feet east of the intersection of Middlesex Road and Noroton Avenue and is shown on Assessor's Map #9 as Lot #48, being 225 Middlesex Road and located in an R-1/2 (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 of Calendar No. 10-2009, Scott M. and Julie L. Johnston, 27 Beach Drive.
3. Approval of Minutes of meeting on May 20, 2009. ZBA members attending this meeting were Vic Capellupo, Al Tibbetts, Gary Greene, Jeff Williams, Ruth Anne Ramsey, and John Ashburne.
4. Approval of Minutes and Resolutions of the following public hearing application decisions made on May 20, 2009. Seated ZBA members for

these decisions were Vic Capellupo, Gary Greene, Al Tibbetts, Jeff Williams, Ruth Anne Ramsey, and John Ashburne.

Calendar #18-2009 Carruthers, 34 Intervale Road
Calendar #19-2009 Post Road Eleven, 1292 Boston Post Road
Calendar #20-2009 Alliegro, 6 Hillcrest Avenue
Calendar #22-2009 Carruthers, 18 Thomasina Lane

5. Election of Officers.
6. Approval of 2010 Meeting Schedule.
7. 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.
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).