

SUMMARY MEETING MINUTES
DARIEN ZONING BOARD OF APPEALS (ZBA)
May 15, 2013

REGULAR MEETING

Darien Town Hall - Room 206 – 7:47 to 8:13 PM

ZBA members present: Vic Capellupo, Rich Wood, Jeff Williams and John Ashburne

Staff Present: Code Compliance Officer Robert Woodside and Recorder Bonnie Syat

OPENING

ZBA Acting-Chair Vic Capellupo opened the meeting at 7:47 PM. He announced that there will be a four member panel this evening and asked the applicants to consider if they wished to proceed or postpone their hearing to a later meeting when a full five member panel would be available. He then requested cooperation and explained several procedural steps that would be used to conduct the meeting following the posted Agenda.

POSTPONEMENTS AND CONTINUATIONS

Mr. Capellupo announced that the Public Hearing of Calendar No. 21-2013, the application of Wilder G. Gleason, Esq. and Gleason Associates LLC on behalf of Robert H. Brocking and Joy L. Brocking and contract purchasers Loren Meyer and Paige Ridley, 164 Old Kings Highway South, was re-opened and immediately re-continued without testimony to June 19, 2013, at the applicant's request.

Mr. Capellupo announced that the Public Hearing of Calendar No. 25-2013, the application of Richard & Karyn Conway, 77 Fitch Avenue, was opened and immediately continued without testimony to May 22, 2013, at the applicant's request.

CONTINUATION OF PUBLIC HEARING

The following hearing was continued from the March 20, 2013 and April 10, 2013 meetings 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. 11-2013 - the application of Victoria Trepp filed on February 13, 2013 for a variance of Section 406 of the Darien Zoning Regulations, to allow the installation of a generator; Section 406: 1.5 in lieu of 40.0 feet minimum required rear yard setback. The property in an interior lot situated on the west side of Driftway Lane approximately 750 feet north of the intersection of Driftway Lane and Old Farm Road and is shown on Assessor's Map #66 as Lot #125, being 28 Driftway Lane and located in the R-1 (residential) Zone.

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

PUBLIC HEARING

CALENDAR NO. 27-2013 - the application of Penny Glassmeyer and Baywater Properties on behalf of Baywater 745BPR, LLC filed on April 16, 2013 for variances of Section 924 of the Darien Zoning Regulations; to allow the installation of a monument sign; Section 924: installation of a monument sign where none is permitted, in lieu of a hanging sign, and 16.6 in lieu of 6.0 square feet maximum allowable sign area utilizing the hanging sign standards. The subject property is on the northwest corner formed by the intersection of Academy Street and Boston Post Road and is shown on Assessor's Map #16 as Lots #15 and #16, being 745 Boston Post Road and located in the DB-1 (commercial) and R-1/3 (residential) Zones with a DBR (Designed Business and Residential) Zoning Overlay.

No representative of the applicant/owner was present at the meeting. The application was therefore opened and immediately continued without testimony to the next scheduled ZBA meeting on May 22, 2103.

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 March 20, 2013. ZBA members attending this meeting were Vic Capellupo, Gary Greene, Jeff Williams, Stephen Olvany, and John Ashburne.

Upon a motion by Jeff Williams, seconded by Vic Capellupo, the ZBA voted 3-0 to APPROVE the subject minutes. Jeff Williams, Vic Capellupo and John Ashburne voted in favor of the motion.

Approval of Minutes of meeting on April 10, 2013. ZBA members attending this meeting were Vic Capellupo, Gary Greene, Jeff Williams, Stephen Olvany, and John Ashburne.

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.

ADJOURNMENT

Upon a motion by Jeff Williams seconded by John Ashburne, and a ZBA vote of 4-0, the meeting was adjourned at 8:13 PM.

These Meeting Minutes,
Respectfully submitted May 16, 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 Jeff Williams, seconded by Vic Capellupo, approved by a vote of 3-0 at the ZBA meeting on June 19, 2103. Jeff Williams, Vic Capellupo and Rich Wood voted in favor of the motion.