

SUMMARY MEETING MINUTES
DARIEN ZONING BOARD OF APPEALS (ZBA)
FEBRUARY 16, 2011

REGULAR MEETING

Darien Town Hall - Room 206 - 7:48 to 10:22 PM

ZBA members present: Gary Greene, Vic Capellupo, Al Tibbetts, Jeff Williams,
Ruth Anne Ramsey, and John Ashburne

Staff Present: Code Compliance Officer Robert Woodside, Recorder Judy
Fazekas, and Zoning Enforcement Officer David Keating

OPENING

ZBA Chair Gary Greene opened the meeting at 7:48 PM. He requested cooperation and explained several procedural steps that would be used to conduct the meeting following the posted Agenda.

DELIBERATION AND DECISION

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. 2-2011 - The application of Oliver and Patricia Nisenson, 155 Old Kings Highway South. Jeff Williams was seated in place of Chuck Deluca and the ZBA continued the deliberation regarding this application, which began on January 19, 2011.

Upon a motion by John Ashburne, seconded by Ruth Anne Ramsey, the ZBA voted 5-0 to DENY the above delineated, requested interpretation and variance. Vic Capellupo, Gary Greene, Jeff Williams, John Ashburne, and Ruth Anne Ramsey voted in favor of the motion.

PUBLIC HEARING

The following hearing was 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. 3-2011 - the application of William Shed Glassmeyer & Jane Glassmeyer filed on January 19, 2011 for a variance of Section 406 of the Darien

Zoning Regulations, to allow the construction of a second story addition; Section 406: 13.7 in lieu of 25.0 feet minimum required side yard setback. The property is situated on the west side of Woods End Road approximately 490 feet south of the intersection of Sylvan Road and Woods End Road and is shown on Assessor's Map #11 as Lots #21 and 22, being 8 Woods End Road and located in an R-1 (residential) Zone.

Jeff McDougal and Mathew Dougherty 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

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. 3-2011 - The application of William Shed Glassmeyer & Jane Glassmeyer, 8 Woods End Road.

Upon a motion by Al Tibbetts, seconded by John Ashburne, the ZBA voted 5-0 to GRANT the above delineated, requested variance. Vic Capellupo, Gary Greene, Jeff Williams, Al Tibbetts, and John Ashburne voted in favor of the motion.

PUBLIC HEARING

The following hearing was 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. 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.

Alan Kaufman answered various questions and explained the requests described in the application materials. Wilder Gleason and Jim Eckert objected to and questioned various aspects of the application. David Keating explained his determinations and answered various questions relative to the subject project. The Public Hearing was then continued to March 2, 2011.

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 January 19, 2011. ZBA members attending this meeting were Vic Capellupo, Gary Greene, Chuck Deluca, John Ashburne, and Ruth Anne Ramsey. Upon a motion by Gary Greene, seconded by Vic Capellupo, the ZBA voted 4-0 to APPROVE the subject minutes. Vic Capellupo, Gary Greene, John Ashburne, and Ruth Anne Ramsey voted in favor of the motion. Chuck Deluca also previously indicated his approval.

ADJOURNMENT

The meeting was adjourned at 10:22 PM.

These Meeting Minutes,
Respectfully submitted March 11, 2011,
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 Vic Capellupo, seconded by John Ashburne, approved 4-0 at the ZBA meeting on March 16, 2011. Vic Capellupo, Gary Greene, Jeff Williams, and John Ashburne voted in favor of the motion. Ruth Anne Ramsey, and Al Tibbetts also previously indicated their approval.