

SUMMARY MEETING MINUTES
DARIEN ZONING BOARD OF APPEALS (ZBA)
DECEMBER 15, 2010

REGULAR MEETING

Darien Town Hall - Room 206 - 7:48 to 8:52 PM

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

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

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.

POSTPONEMENT

Mr. Capellupo announced that the Public Hearing of Calendar No. 62-2010, the application of Dwight Collins on behalf of Pear Partners, 1077 Boston Post Road, is postponed to January 19, 2011.

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. 61-2010 - the application of Andrew & Elizabeth Okun filed on November 17, 2010 for variances of Section 406 of the Darien Zoning Regulations, to allow the construction of a one story garage addition; Section 406: 4.4 in lieu of 10.4 feet minimum required south side yard setback and 14.0 in lieu of 20.0 feet minimum required total of two side yards setback. The property is situated on the east side of Raymond Street approximately 500 feet east of the intersection of Raymond Street and Cliff Avenue and is shown on Assessor's

Map #36 as Lot #104, being 46 Raymond Street and located in an R-1/5 (residential) Zone.

Liz Okun and Beth Harrington Howes 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. 63-2010 - the application of Donna and Arthur Collins filed on November 17, 2010 for variances of Section 406 of the Darien Zoning Regulations, to allow the installation of a generator with a propane tank; Section 406: 17.5 in lieu of 40.0 feet minimum required front yard setback, 23.0 in lieu of 25.0 feet minimum required north side yard setback, and 11.5 in lieu of 25.0 feet minimum required south side yard setback for the generator; and 38.0 in lieu of 40.0 feet minimum required front yard setback, and 13.4 in lieu of 25.0 feet minimum required north side yard setback for the propane tank. The property is situated on the west side of Pear Tree Point Road approximately 700 feet south of the north intersection of Pear Tree Point Road and Long Neck Point Road and is shown on Assessor's Map #60 as Lot #52, being 45 Pear Tree Point Road and located in an R-1 (residential) Zone.

Art Collins and Russ Baylis 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. 61-2010 - The application of Andrew & Elizabeth Okun, 46 Raymond Street. Upon a motion by Ruth Anne Ramsey, seconded by Vic Capellupo, the ZBA voted 5-0 to GRANT WITH STIPULATIONS the above delineated, requested variances. Gary Greene, Vic Capellupo, Al Tibbetts, Jeff Williams, and Ruth Anne Ramsey voted in favor of the motion.

CALENDAR NO. 63-2010 - The application of Donna and Arthur Collins, 45 Pear Tree Point Road. Upon a motion by Al Tibbetts, seconded by Ruth Anne Ramsey, the ZBA voted 5-0 to GRANT the above delineated, requested variances. Gary Greene, Vic Capellupo, Al Tibbetts, Jeff Williams, and Ruth Anne Ramsey voted in favor of the motion.

OTHER BUSINESS

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

Requested amendment to the approved plans of Calendar No. 67-2008, Donna and Arthur Collins, 45 Long Neck Point Road. Upon a motion by Al Tibbetts, seconded by Jeff Williams, the ZBA voted 5-0 to GRANT the request. Vic Capellupo, Gary Greene, Al Tibbetts, Jeff Williams, and Ruth Anne Ramsey voted in favor of the motion.

Requested twelve month extension, received November 11, 2010, to obtain all required permits and begin on-site construction for ZBA Calendar No. 20-2010, Louis A. Benedetto, 000 Raymond Street. Upon a motion by Al Tibbetts, seconded by Vic Capellupo, the ZBA voted 5-0 to GRANT the request.

Requested six month extension, received November 30, 2010, to obtain all required permits and begin on-site construction for ZBA Calendar No. 38-2010, William Raveis Real Estate, 22 Old Kings Highway South. Upon a motion by Jeff Williams, seconded by Vic Capellupo, the ZBA voted 5-0 to GRANT the request.

ADJOURNMENT

The meeting was adjourned at 8:52 PM.

These Meeting Minutes,
Respectfully submitted January 13, 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 Gary Greene, seconded by Ruth Anne Ramsey, approved 3-0 at the ZBA meeting on January 19, 2011. Gary Greene, Vic Capellupo, and Ruth Anne Ramsey voted in favor of the motion. Al Tibbetts and Jeff Williams also previously indicated their approval.