

SUMMARY MEETING MINUTES
DARIEN ZONING BOARD OF APPEALS (ZBA)
April 20, 2016

REGULAR MEETING

Darien Town Hall - Room 206 – 7:47 to 8:37 PM

ZBA members present: Gary Greene, Mike Nedder, Vic Capellupo, Rich Wood, Chuck Deluca (departed at 8:10 PM) and Jeff Williams (arrived at 8:10 PM)

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

OPENING

ZBA Chair Gary Greene opened the meeting at 7:47 PM. He requested cooperation and explained several procedural steps that would be used to conduct the meeting following the posted Agenda.

PUBLIC HEARING

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. 13-2016 - the application of Jacek Bigosinski and PB Architects on behalf of Alison L. Stanley & William J. Worfolk submitted on March 21, 2016 for variances of Section 406 of the Darien Zoning Regulations; to allow the construction of a front portico and second story addition; Section 406: 18.0 in lieu of 40.0 feet minimum required front yard setback and 28.0 in lieu of 65.0 feet minimum required front yard setback as measured from the center line of Raymond Heights for the portico; and 3.4 in lieu of 15.0 feet minimum required south side yard setback, 30.3 in lieu of 40.0 feet minimum required front yard setback and 40.3 in lieu of 65.0 feet minimum required front yard setback as measured from the center line of Raymond Heights for the second story addition. The property is situated on the west side of Raymond Heights approximately 450 feet northwest of the intersection with Raymond Street and is shown on Assessor's Map #36 as Lot #89, being 15 Raymond Heights and located in an R-1/2 (residential) Zone.

Jacek Bigosinski and Alison Stanley answered various questions and explained the proposal depicted on the submitted plans and described in the application materials.

Neighbors Mike Lorenzen and Meredith Re supported aspects of the application. 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. 13-2016 - The application of Jacek Bigosinski and PB Architects on behalf of Alison L. Stanley & William J. Worfolk, 15 Raymond Heights. Upon a motion by Chuck Deluca, seconded by Gary Greene, the ZBA voted 5-0 to GRANT WITH STIPULATIONS the above delineated, requested variances.

CALENDAR NO. 10-2016 - The application of Amy S. Zabetakis, Esq. and Rucci Law Group, LLC on behalf of Carnegie Hill Skin Care P.C., 1472 Boston Post Road. The ZBA carefully reviewed draft findings regarding the application. Upon a motion by Gary Greene, seconded by Mike Nedder, the ZBA voted 5-0 to GRANT WITH STIPULATIONS the above delineated, requested variances and amendment.

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 and requested interpretation of the resolution of Calendar No. 50-2015, Victor Lalanne, 33 Wakemore Street.

Upon a motion by Gary Greene, seconded by Vic Capellupo, the ZBA voted 5-0 to GRANT the requested amendment with specific advisories to the owner.

Requested amendment to the approved sign plans of Calendar No. 66-2008, JP Morgan Chase Bank, 454 Boston Post Road.

Upon a motion by Gary Greene, seconded by Vic Capellupo, the ZBA voted 5-0 to GRANT WITH STIPULATIONS the requested amendment.

Approval of Minutes of meeting on February 24, 2016. ZBA members attending this meeting were Chuck Deluca, Jeff Williams, Vic Capellupo, Gary Greene, and Rich Wood.

Upon a motion by Jeff Williams, seconded by Vic Capellupo, the ZBA voted 4-0 to APPROVE the subject minutes. Those voting in favor were Jeff Williams, Vic Capellupo, Gary Greene and Rich Wood.

ADJOURNMENT

Upon a motion by Gary Greene, seconded by Jeff Williams, and a ZBA vote of 5-0, the meeting was adjourned at 8:37 PM.

These Meeting Minutes,
Respectfully submitted April 21, 2016,
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 Vic Capellupo, approved by a vote of 5-0 at the ZBA meeting on June 1, 2016.