

SUMMARY MEETING MINUTES
DARIEN ZONING BOARD OF APPEALS (ZBA)
October 26, 2016

REGULAR MEETING

Darien Town Hall - Room 206 – 7:45 to 7:47 PM

ZBA members present: Mike Nedder and Chuck Deluca

Staff Present: None

OPENING

ZBA Acting-Chair Chuck Deluca opened the meeting at 7:45 PM. He explained that due to the lack of a full 5 member panel, the only purpose of this brief meeting is to **postpone all of the scheduled Public Hearings and Other Business** to the next scheduled meeting on Wednesday, November 16, 2016.

POSTPONEMENTS AND CONTINUATIONS

Upon a motion by Chuck Deluca, seconded by Mike Nedder, the ZBA determined to open and immediately continue the following public hearing items to the next meeting scheduled on November 16, 2016.

CALENDAR NO. 29-2016 The application of Corey Grossman and Four Seasons Construction on behalf of Hout Ly submitted on September 19, 2016 for a variance of Section 406 of the Darien Zoning Regulations, to allow the construction of a replacement garage with a second story; Section 406: 12.3 in lieu of 15.0 feet minimum required side yard setback. The property is situated on the east side of Richmond Drive approximately 200 feet southeast of the intersection with Point O Wood Road and is shown on Assessor's Map #12 as Lot #23, being 27 Richmond Drive and located in an R-1/2 (residential) Zone.

CALENDAR NO. 30-2016 The application of Anton Tinaj submitted on September 20, 2016 for a variance of Sections 339f and 406 of the Darien Zoning Regulations, to allow the construction of second and attic story and two and one-half story additions with decks; Sections 339f and 406: 11.0 in lieu of 80.0 feet minimum required front yard setback. The property is situated on the south side of Hecker Avenue approximately 150 feet east of the intersection of Wistar Court and is shown on Assessor's Map #42 as Lot #135, being 114 Hecker Avenue and located in an R-1/3 (residential) Zone

CALENDAR NO. 32-2016 The application of Terry Lennon and T Lennon Architects on behalf of Scott & Eileen Bryer submitted on September 21, 2016 for a variance of Section 406 of the Darien Zoning Regulations; to allow the construction of a two story addition; Section 406: 12.3 in lieu of 15.0 feet minimum required side yard setback. The property is situated on the north side of Briar Brae Road approximately 1,000 feet northeast of the intersection with Hoyt Street and is shown on Assessor's Map #29 as Lot #21, being 27 Briar Brae Road and located in the R-1/2 (residential) Zone.

OTHER BUSINESS

Upon a motion by Chuck Deluca, seconded by Mike Nedder, the ZBA determined to continue the following Other Business items to the next meeting scheduled on November 16, 2016.

Approval of Minutes of meeting on September 14, 2016. ZBA members attending this meeting were Vic Capellupo and Ruth Anne Ramsey.

Approval of Minutes of meeting on September 21, 2016. ZBA members attending this meeting were Vic Capellupo, Mike Nedder, Jeff Williams, Ruth Anne Ramsey, Kevin Fullington, and Rich Wood.

Review of possible Resolution regarding timetable of ARB and ZBA applications review.

Review of proposed application form Item K clarifications.

Review of a possible moratorium on acceptance of sign applications.

Review of the Hescock case and its determinations.

Possible appointment of a committee to consider possible Bylaws and Policies.

Review of recent decisions and consideration of an evaluation.

Possible special meeting with Assistant Town Attorney John Louizos regarding ZBA procedures and policies.

General discussion of Application Materials, applicant identity, application review procedures, hearing guidelines, hardship criteria, decision practices/guidelines/staff

questions, project fit relative to neighbor properties, supervision/inspection of construction projects, and/or requested changes.

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).

ADJOURNMENT

Upon a motion by Mike Nedder, seconded by Chuck Deluca, the meeting was adjourned at 7:47 PM.

These Meeting Minutes,
Taken from a tape recording,
Respectfully submitted October 27, 2016,
by Robert Woodside,
Code Compliance Officer
ZBA Staff

These draft summary minutes were reviewed by the attending members Mike Nedder and Chuck Deluca, who indicated their approval via email on October 27, 2016.

These Minutes were reviewed by the attending ZBA members, modified as necessary, and upon a motion by Chuck Deluca, seconded by Mike Nedder, approved by a vote of 2-0 at the ZBA meeting on November 16, 2016.