

SUMMARY MEETING MINUTES
DARIEN ZONING BOARD OF APPEALS (ZBA)
July 12, 2023

REGULAR MEETING

Darien Town Hall - Room 206 – 7:32 to 8:11 PM

ZBA members present: Jeff Williams, Barb Hazelton, Matt Lauria, Jana Romine and John McGrath

Staff Present: Code Compliance Officer Robert Woodside and Recorder Karen Manz

Recorded by TV79

OPENING

ZBA Chair Jeff Williams opened the meeting at 7:32 PM. He requested cooperation and explained several procedural steps that would be used to conduct the meeting following the posted Agenda.

WITHDRAWAL

Jeff Williams announced that the Public Hearing of Calendar No. 4-2023, the application of Wilder G. Gleason, Esq. and Gleason & Associates LLC on behalf of David B. Massey and Meredith M. Timbers regarding property of Joseph and Danielle Paccione, 3 Haskell Lane, has been cancelled due to its withdrawal by the applicant.

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. 13-2023 The application of Sara Zagrodzky submitted on May 17, 2023 for variances of Sections 334 and 406 of the Darien Zoning Regulations, to allow the construction of a second story addition with a raised chimney, a side entry covered porch and a garage cover arbor; Section 334: construction on a building lot with 50.0 in lieu of 80.0 feet minimum required lot width; and Section 406: 11.1 in lieu of 14.9 feet minimum required southwest side yard setback and 22.2 in lieu of 25.0 feet minimum

required total of two side yards setback. The property is situated on the north west side of Crimmins Road approximately 500 feet east of the intersection of Fitch Avenue and is shown on Assessor's Map #41 as Lot #109, being 34 Crimmins Road and located in an R-1/3 (residential) Zone.

Sara Zagrodzky 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 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. 4-2023 - The application of Sara Zagrodzky, 34 Crimmins Road. Upon a motion by **Matt Lauria**, seconded by **Jana Romine**, the ZBA voted 5-0 to GRANT WITH STIPULATIONS the above delineated variances. **Jeff Williams, Barb Hazelton, Matt Lauria, John McGrath and Jana Romine** 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:

Adoption of **2024 Meeting Schedule**. Upon a motion by **Barb Hazelton**, seconded by **John McGarth**, the ZBA voted 5-0 to approve the revised schedule which does not include a Valentine Day meeting.

ADJOURNMENT

Upon a motion by **Matt Lauria**, seconded by **Jana Romine**, and a ZBA vote of 5-0, the meeting was adjourned at 8:11 PM.

These Meeting Minutes,
Respectfully submitted **August 15, 2023**,
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 xxx, seconded by xxx, approved by a vote of #-0 at the ZBA meeting on date. xxxxxxxx voted in favor of the motion. xxxxxxxx also or previously indicated his/her/their approval. A TV 79 vimeo of the hearing and deliberation may also be available.

ZBA/07.12.2023MtgMin

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