

SUMMARY MEETING MINUTES
DARIEN ZONING BOARD OF APPEALS (ZBA)
October 18, 2023

REGULAR MEETING

Darien Town Hall - Room 206 - 7:37 to 8:23 PM

ZBA members present: Barb Hazelton, Matt Lauria, Gary Greene, Jana Romine and John McGrath

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

Recorded by TV79

OPENING

ZBA Vice Chair Barb Hazelton opened the meeting at 7:37 PM. She requested cooperation and explained several procedural steps that would be used to conduct the meeting following the posted Agenda.

POSTPONEMENT

Barb Hazelton announced that the Public Hearing of Calendar No. 17-2023, the application of Rem Bigosinski and PB Architects on behalf of David Brown, 15 Revere Road, is postponed to November 15, 2023, due to the application being incomplete.

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. 18-2023 The application of David Lasnick, Attorney at Law on behalf of Hwei-Chi Wen submitted on September 19, 2023 for variances of Section 406 of the Darien Zoning Regulations, to allow the construction of a two story addition and a covered front porch on a three story house; Section 406: 9.7 in lieu of 10.0 feet minimum required north side yard setback and 20.1 in lieu of 25.0 feet minimum required total of two side yards setback for the addition; 25.8 in lieu of 30.0 feet minimum required front yard setback for the covered porch; and construction on a house with three in lieu of 2½ maximum stories. The property is situated on the east side of Hilton Street approximately 700 feet north of West Avenue and is shown on Assessor's Map #22 as Lot #33, being 49 Hilton Street and located in an R-1/3 (residential) Zone.

Attorney David Lasnick 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. 19-2023 The application of Jillian & Thomas Gilloran submitted on September 20, 2023 for variances of Section 406 of the Darien Zoning Regulations, to allow the construction of a second story extended dormer addition; Section 406: 31.7 in lieu of 40.0 feet minimum required front yard setback; on a property with 22.5 in lieu of 20.0% maximum allowable building coverage. The property is situated on the east side of the east segment of Seagate Road approximately 700 feet south of Boston Post Road and is shown on Assessor's Map #53 as Lot #43, being 18 Seagate Road and located in an R-1/2 (residential) Zone.

Thomas Gilloran 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. 18-2023 - The application of David Lasnick, Attorney at Law on behalf of Huei-Chi Wen, 49 Hilton Street. Upon a motion by **Gary Greene, seconded by Matt Lauria**, the ZBA voted 5-0 to GRANT WITH STIPULATIONS the above delineated variances. **Barb Hazelton, Matt Lauria, Gary Greene, John McGrath and Jana Romine** voted in favor of the motion.

CALENDAR NO. 19-2023 - The application of Jillian & Thomas Gilloran, 18 Seagate Road. Upon a motion by **Jana Romine, seconded by John McGrath**, the ZBA voted 5-0 to GRANT the above delineated variances. **Barb Hazelton, Matt Lauria, Gary Greene, 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:

Approval of Minutes of meeting on September 27, 2023. ZBA members attending this meeting were Jeff Williams, Barb Hazelton, Kevin Fullington, Matt Lauria, and Gary Greene. Upon a motion by **Barb Hazelton, seconded by Matt Lauria**, the ZBA voted 3-0 to APPROVE the subject minutes. **Barb Hazelton, Matt Lauria, and Gary Greene** voted in favor of the motion. Jeff Williams also subsequently indicated his approval.

ADJOURNMENT

Upon a motion by **Gary Greene**, seconded by **Barb Hazelton**, and a ZBA vote of 5-0, the meeting was adjourned at 8:23 PM.

These Meeting Minutes,
Respectfully submitted **October 25, 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**. **xxxxxxx** voted in favor of the motion. **xxxxxxx** also or previously indicated his/her/their approval. A TV 79 vimeo of the hearing and deliberation may also be available.

ZBA/10.18.2023MtgMin

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