

SUMMARY MEETING MINUTES
DARIEN ZONING BOARD OF APPEALS (ZBA)
November 15, 2023

REGULAR MEETING

Darien Town Hall - Room 206 – 7:30 to 8:45 PM

ZBA members present: Jeff Williams, Kevin Fullington, 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 7:30 PM.

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. 21-2023

The application of Wilder Gleason and Gleason & Associates LLC on behalf of Michael & Christina Martineau submitted on October 18, 2023 for variances of Section 406 of the Darien Zoning Regulations, to allow the construction of a second and two story addition; Section 406: 10.2 in lieu of 15.0 feet minimum required north side yard setback and 20.5 in lieu of 25.0 feet minimum required total of two side yards setback. The property is situated on the west side of the Old Stone Road cul de sac approximately 850 feet west of the intersection of Leroy Avenue and is shown on Assessor's Map #39 as Lot #43, being 23 Old Stone Road and located in an R-1/3 (residential) Zone.

Wilder Gleason and Michael Marineau answered various questions and explained the proposal depicted on the submitted plans and described in the application materials. ? noted that due to a plan revision the requested variance for the ... was withdrawn. ? and ... objected questioned supported to an ..various aspects of the application. The Public Hearing was then closed.

CALENDAR NO. 17-2023

The application of Rem Bigosinski and PB Architects on behalf of David Brown completed on October 18, 2023 for variances of Sections 406, 226 and 906.3 of the Darien Zoning Regulations, to allow the construction of a second story addition and the installation of parking spaces; Section 406: 15.4 in lieu of 40 feet minimum required front yard setback for the second story addition; Section 226: 15.4 in lieu of 24.0 feet minimum required on site backup for the parking spaces; and Section 906.3: 15.4 in lieu of 40.0 feet minimum required front yard setback for the parking spaces. The property is situated on the east side of Revere Road approximately 350 feet east of the intersection of Noroton Avenue and is shown on Assessor's Map #9 as Lot #31, being 15 Revere Road and located in an R-1/2 (residential) Zone.

Rem Bigosinski and David Brown 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. 20-2023

The application of Nelson DaSilva Jr. and Building Brothers LLC submitted on October 18, 2023 for variances of Sections 334 and 406 of the Darien Zoning Regulations, to allow the construction of a two and one-half story replacement house with a garage doors roof cover, a deck and pool; Section 334: construction on a building lot with 140.0 in lieu of 200 feet minimum required lot width; and Section 406: 32.0 in lieu of 35.0 feet minimum required west side yard setback for the garage doors roof cover. The property is situated on the north side of Marianne Road approximately 1,100 feet east of the intersection of Brookside Road and is shown on Assessor's Map #1 as Lot # 91, being 20 Marianne Road and located in an R-2 (residential) Zone.

Nelson DaSilva answered various questions and explained the proposal depicted on the submitted plans and described in the application materials. Neighbor **Art Bellis** asked **that a condition of approval include property line screening trees as stipulated with the previous 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. 20-2023 - The application of **Nelson DaSilva Jr. and Building Brothers LLC, 20 Marianne Road.** Upon a motion by **Kevin Fullington**, seconded by **Matt Lauria**, the ZBA voted 5-0 to **GRANT WITH STIPULATIONS** the above delineated variance.

Jeff Williams, Kevin Fullington, Matt Lauria, Jana Romine and John McGrath voted in favor of the motion.

CALENDAR NO. 21-2023 - The application of Wilder Gleason and Gleason & Associates LLC on behalf of Michael & Christina Martineau, 23 Old Stone Road. Upon a motion by Matt Lauria, seconded by Jana Romine, the ZBA voted 5-0 to GRANT WITH STIPULATIONS the above delineated variance s. Jeff Williams, Kevin Fullington, Matt Lauria, Jana Romine and John McGrath voted in favor of the motion.

CALENDAR NO. 17-2023 - The application of Rem Bigosinski and PB Architects on behalf of David Brown, 15 Revere Road. Upon a motion by Jand Romine, seconded by Jeff Williams, the ZBA voted 5-0 to GRANT WITH STIPULATIONS the above delineated variances. Jeff Williams, Kevin Fullington, Matt Lauria, Jana Romine and John McGrath 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:

All Other Business was tabled until the next meeting.

ADJOURNMENT

Upon a motion by Matt Lauria, seconded by Jeff Williams, and a ZBA vote of 5-0, the meeting was adjourned at 8:45 PM.

These Meeting Minutes,
Respectfully submitted November 16 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.