

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, September 26, 2018 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT: Patricia Kirkpatrick, Chairman  
Arthur Delmhorst, Secretary  
Wayne Sullivan  
Ken Rogozinski  
John Vecchiolla

The following appeals were heard:

**APPEAL No. PLZE2018 00401**

Appeal of 500 WPA, LLC, 500 West Putnam Avenue, Greenwich for variances of allowable sign area and required clearance to permit the placement of a new signs on a lot located in the GBO zone.

It was RESOLVED that said appeal be granted with conditions.

After due consideration the Board found there was hardship due to the larges trees on West Putnam Avenue combined with the lot being a through lot. Therefore, the requested variances of allowable sign area and required clearance as provide by sections 6-164(a)(2) and 6-167 with the condition that the monument sign on Holly Hill Lane be limited to 25 square feet and no higher than 5 feet.

The Board further finds that this relief can be granted without detriment to the public welfare or impairment to the integrity of the regulations.

Ms. Kirkpatrick made a motion to approve the appeal with conditions which was seconded by Mr. Rogozinski. Messrs.' Rogozinski, Delmhorst, Vecchiolla and Ms. Kirkpatrick voted in favor of the motion. Mr. Sullivan voted against.

**APPEAL No. PLZE2018 00521**

Appeal of 366 W. Put. Mgrs. LLC. & 30 Col. Mgrs. LLC, 366 West Putnam Avenue, Greenwich for a variance of front yard setback and special exception approval to permit the construction of a new 2 story automotive dealership on a lot located in the GB zone.

It was RESOLVED that said appeal be granted with conditions.

After due consideration, the Board finds there is hardship due to the lot's size and shape. Therefore, the requested variance of side front yard setback is granted from sections 6-203 and 6-205. Further, the Board finds that the special exception standards as provided by sections 6-19, 6-20 and 6-100 of the Building Zone Regulations have been met. Accordingly, the special exception and variance of front yard setback to permit the construction of a new 2 story automotive dealership is granted with the conditions that lighting of the site be tuned off by 7:pm and that any required lighting be reduced to 75% intensity.

The Board further finds that this relief can be granted without detriment to the public welfare or impairment to the integrity of the regulations.

#### **APPEAL No. PLZE2 01800529**

Appeal of River Road Realty, LLC, 133 River Road, Cos Cob for variances of permitted number of stories and required parking to permit additions to a commercial building located in the WB zone.

It was unanimously RESOLVED that said appeal be granted on the following grounds:

After due consideration, the Board finds there is hardship due to the lot's topography and narrowness. Therefore, the requested variance of permitted stories and required parking is granted from sections 6-9, 6-134, 6-158, 6-203 and 6-205.

The Board further finds that this relief can be granted without detriment to the public welfare or impairment to the integrity of the regulations.

#### **APPEAL No. PLZE2018 00530**

Appeal of Robert Riolo and Diana Callahan-Rollo, 25 Thornhill Road, Riverside for a variance of front yard setback to permit an addition to a dwelling located in the R-7 zone.

It was unanimously RESOLVED that said appeal be granted on the following grounds:

After due consideration, the Board finds there is hardship due to nonconforming location of the existing structure. The Board notes that the proposed addition will not extend further than the nonconforming portion of the structure. Therefore, the requested variance of front yard setback is granted from sections 6-203 and 6-205.

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The Board further finds that this relief can be granted without detriment to the public welfare or impairment to the integrity of the regulations.

**APPEAL No. PLZE2018 00531**

Appeal of Howard and Deborah Levy, 14 Dorchester Lane, Riverside for a variance of front yard setback to permit the construction of as new patio and pergola on a lot located in the R-12 zone.

It was RESOLVED that said appeal be granted with conditions.

After due consideration, the board finds there is hardship due to the lot's size combined with its location on a corner. Therefore, the requested variance of front yard setback is granted from sections 6-128 (c), 6-203 and 6-205 with the conditions that the pergola remain open, the patio be no closer than 10 feet to the lot line and the pergola be no closer than 12 feet to the lot line.

The Board further finds that this relief can be granted without detriment to the public welfare or impairment to the integrity of the regulations.

**The date of these minutes and rendition date of said decisions is October 8, 2018.**

**The next regular meeting is scheduled to be heard on October 10 , 2018.**

Arthur Delmhorst, Secretary