MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, June 12, 2019 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT: Patricia Kirkpatrick, Chairman
Wayne Sullivan, Acting Secretary
Ken Rogozinski
John Vecchiolla
Frank Baratta

ABSENT: Art Delmhorst
EXCUSED: Joseph Angland & Frank O’Conner

The following appeals were heard:

APPEAL No. PLZE201900141

Appeal of O&B Associates LLC., owner, Riverside Service, LLC., applicant, 561 West Putnam Avenue, Greenwich requesting a modification of a previous condition prohibiting outdoor storage of vehicles on a property located in the GBO zone.

It was unanimously RESOLVED that said appeal be continued at the applicant’s request.

APPEAL No. PLZE201900210

Appeal of Richard Capalbo, 81 Cos Cob Avenue, Cos Cob for a variance of allowable building height within a setback to permit an addition to an existing dwelling located in the R-6 zone.

It was RESOLVED that said appeal be granted.

After due consideration, the board finds there is hardship due to the location of the existing nonconforming dwelling combined with the lot being bordered on 3 sides by a road. Therefore, the requested variance of building height within a rear yard setbacks are granted from section 6-141(b)(2)(B)(iii).

Mr. Rogozinski made a motion to approve the appeal which was seconded by Mr. Baratta. Messrs. Rogozinski, Vecchiolla, Baratta and Ms. Kirkpatrick voted in favor of the motion. Mr. Sullivan voted against.
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 01900226

Appeal of Timothy Saunders, 249 Valley Road, Cos Cob for a variance of rear yard setback to permit the construction of a new dwelling located in the R-12 zone.

It was unanimously RESOLVED that said appeal be continued at the applicant's request.

APPEAL No. PLZE201900227

Appeal of John Street Farm, LLC, 216 John Street, Greenwich, for a variance of accessory building height and special exception approval to permit an addition to an existing barn on a property located in the RA-4 zone.

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

After due consideration, the Board finds that the reduction of nonconformity in the existing buildings height is grounds for granting the requested variance of allowable building height. Therefore, the requested variance of accessory building height is granted from section 6-144(a).

Additionally, the Board finds that the special exception standards as provided by sections 6-19, 6-20, and 6-95(a)(2) of the Building Zone Regulations have been met. Accordingly, the special exception to permit an addition to an existing barn is granted.

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

APPEAL No. PLZE201900190

Appeal of 343 West Putnam Avenue, LLC., owner, Locus Design Collaborative, applicant, 343 West Putnam Avenue, Greenwich for special exception approval to permit the change of use from motor vehicle sales and service to a motor vehicle repair located in the GB zone.

It was unanimously RESOLVED that said appeal be granted with conditions.

After due consideration, the Board finds that the special exception standards as provided by sections 6-19,
6-20, 6-100 of the Building Zone Regulations have been met. Accordingly, the special exception to change of use from motor vehicle sales and service to a motor vehicle repair with the condition that both exits be restricted to right turn only.

APPEAL No. PLZE201900232

Appeal of 75 Holly Hill Lane, LLC., owner, Bright Horizons Children Center, LLC., applicant, 75 Holly Hill Lane, Greenwich for variances of front and street side yard setback located in the GB zone.

It was unanimously RESOLVED that said appeal be continued at the applicant's request.

The date of these minutes and rendition date of said decisions is June 24, 2019.

The next regular meeting is scheduled to be heard on June 26, 2019.

Wayne Sullivan, Acting Secretary