MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, June 24, 2020 at 8:00 P. M. on the Zoom Website, pursuant to due notice.

PRESENT: Patricia Kirkpatrick, Chairman
Arthur Delmhorst, Secretary
Ken Rogozinski
Wayne Sullivan
John Vecchiolla
Frank Baratta
Joe Angland

EXCUSED: Frank O'Connor

The following appeals were heard:

APPEAL No. PLZE202000025

Appeal of Toni Mahr, 62 River Road, Riverside for variances of rear and street side yard setback to permit the construction of 2 first floor additions on 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 the lot being bounded on 3 sides by a road, the lot's size and the location of the existing structure. Therefore, the requested variances of rear and street side yard setback are granted from sections 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.

Board Members seated for this appeal were: Patricia Kirkpatrick, Arthur Delmhorst, Ken Rogozinski, Wayne Sullivan and John Vecchiolla.

APPEAL No. PLZE202000026

Appeal of Christ Church of Greenwich, 254 East Putnam Avenue, Greenwich for a variance of floor area ratio to permit additions onto an existing Church located in the R-20 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 practical difficulty of needing to upgrade an existing Church organ, which was constructed prior to the existing floor area regulations, with a new organ that requires a larger floor area that the original. Therefore, the requested variance of floor area ratio is granted from sections 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.

Board Members seated for this appeal were: Patricia Kirkpatrick, Arthur Delmhorst, John Vecchiolla, Wayne Sullivan and Joe Angland. Ken Rogozinski recused himself.

APPEAL No. PLZE2 020000027

Appeal of NVI. Real Estate, LLC., 34 North Porchuck Road, Greenwich for variances of side and rear yard setbacks to permit additions onto an existing dwelling located in the RA-4 Zone.

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

After due consideration the Board found there was hardship due to the lot's shape and the location of the wetlands. Therefore, the requested variances of side and rear yard setback is granted from section 6-203 and 6-205 with the condition that 10, 8-foot-high evergreens, as noted on a colored copy of the survey map titled, survey of property for NVI Real Estate be installed and maintained.

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

Board Members seated for this appeal were: Patricia Kirkpatrick, Arthur Delmhorst, Ken Rogozinski, Wayne Sullivan and John Vecchiolla.

The date of these minutes and rendition date of said decisions is July 6, 2020.

The next regular meeting is scheduled to be heard on July 8, 2020.
Arthur Delmhorst, Secretary