MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, December 9, 2020 at 7:00 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

EXCUSED: Joe Angland

The following appeals were heard:

APPEAL No. PLZE202000047

Appeal of Christian and Cortney Frenes, 235 North Maple Avenue, Greenwich for a variance of front yard setback to permit the construction of a new garage located in the RA-1 zone.

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

After due consideration, the Board finds there is hardship due to the lot's topography combined with the location of the existing structure. Therefore, the requested variance of front yard setback 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, Ken Rogozinski, Frank Baratta and John Vecchiolla.

APPEAL No. PLZE202000051

Appeal of Cat Rock Ventures, LLC, 81 Cat Rock Road, Greenwich for a variance of side yard setback to permit the construction of a new pool located in the RA-2 zone.

It was unanimously RESOLVED that said appeal be granted, with conditions, on the following grounds:
After due consideration, the Board finds there is hardship due to the lot's shape, location of wetlands and topography combined with the location of ledge. Therefore, the requested variance of side yard setback is granted from sections 203 and 6-205 with the following conditions: 1) 6-foot-high screening be installed on the east and south side of the pool. 2) The patio location is to be flipped with the pool's which is to be constructed no more than 3 feet from the proposed wall as shown on Zoning Location Survey drawn by Sound View Engineers for Gyesky Development, 81 Cat Rock Rd. dated October 11, 2020. 3) The applicant is to provide documentation at zoning Permit submission as to how the pool is to be installed without blasting.

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, Frank Baratta and Wayne Sullivan.

APPEAL No. PLZE202000053

Appeal of Olivia Haverson and Matthew Lebowitz, 17 Richland Road, Greenwich for a variance of combined side yard setbacks to permit an addition to an existing dwelling located in the R-6 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 shape, combined with the location and orientation of the existing structure. Therefore, the requested variances of side and combined side yard setbacks are granted from sections 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, Frank Baratta and John Vecchiolla.

APPEAL No. PLZE202000054

Appeal of Bryan and Julie Wrapp, 22 Old Clubhouse Road, Old Greenwich for a variance of front yard setback to permit the construction of a new pool located in the R-12 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 shape combined with the lot being bound on 3 sides by a right of way. Therefore, the requested variance of front yard setback is granted from sections 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, Frank Baratta and John Vecchiolla.

**APPEAL No. PLZE202000055**

Appeal of Barbara Caruso, Owner, Mat & Kaitlyn DeForest, Applicant for a variance of rear yard setback to permit additions to an existing dwelling located in the R-12 zone.

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

After due consideration, the Board finds there is hardship due to the lot's shape. Therefore, the requested variance of rear yard setback is granted from sections 203 and 6-205. with the condition that the existing deck be removed and the proposed open deck be built with a setback of no less than 24.9 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.

Board members seated for this appeal were: Patricia Kirkpatrick, Arthur Delmhorst, Ken Rogozinski, Frank Baratta and John Vecchiolla.

**APPEAL No. PLZE202000056**

Appeal of Mary & Nicholas Bound, 60 Shore Road, Old Greenwich for a variance of street side yard setback to permit the construction of a new pool located in the R-12 zone.

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

After due consideration, the Board finds there is hardship due to the deficient right of way width on a corner lot. Therefore, the requested variance of street side yard setback is granted from sections 203 and 6-205.

Ms. Kirkpatrick made a motion to approve the appeal which was seconded by Ken Rogozinski, Messrs. Delmhorst, Vecchiolla, Rogozinski and Ms. Kirkpatrick voted in favor of the motion. Mr. Baratta 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.
Board members seated for this appeal were: Patricia Kirkpatrick, Arthur Delmhorst, Ken Rogozinski, Frank Baratta and John Vecchiolla.

APPEAL No. PLZE202000057

Appeal of Stine Vraaisen Sides Rev. Trust, 196 Shore Road, Old Greenwich for a variance of front yard setback to permit the construction of a new dwelling located in the R-20 zone.

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

After due consideration, the Board finds there is hardship due to the lot’s shape combined with the location of the flood zones. Therefore, the requested variance of front yard setback is granted from sections 203 and 6-205. with the condition that the existing screening along the border be 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, Frank Baratta and John Vecchiolla.

The date of these minutes and rendition date of said decisions is December 21, 2020.

The next regular meeting is scheduled to be heard on January 13, 2021.

Arthur Delmhorst, Secretary