MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, July 14, 2021 at 7:00 P. M. on the Zoom Website, pursuant to due notice.

PRESENT: Patricia Kirkpatrick, Chairman
Arthur Delmhorst, Secretary
Ken Rogozinski
James Ivester
John Vecchiolla

EXCUSED: Frank Baratta
Robert Nalewajek
Wayne Sullivan

The following appeals were heard:

APPEAL No. PLZE202100019

Appeal of 210 North Street, LLC, 210 North Street, Greenwich for a variance of front yard setback to permit an addition to an existing dwelling located in the RA-1 zone.

This application was withdrawn by the applicant.

APPEAL No. PLZE202100035

Appeal of Robert & Olinda Rouleau, 205 Shore Road, Old Greenwich for variances of required green area, front and side yard setbacks to permit the addition of a porte cochere onto a dwelling located in the R-20 zone.

It was RESOLVED that said appeal be denied.

After due consideration, the Board found there was no hardship articulated to justify the requested variances of required green area, front and side yard setbacks. Accordingly, the appeal is denied.

Mr. Delmhorst made a motion to approve the appeal which was seconded by Mr. Vecchiolla. Messrs. Delmhorst, Ivester and Vecchiolla voted in favor of the motion. Ms. Kirkpatrick and Mr. Rogozinski voted against.
APPEAL No. PLZE2 02100036

Appeal of Cornelia Elisabeth Forbes, 7 Maher Avenue, Greenwich for a variance of front yard setback to permit the placement of new air condition units on a lot located in the R-20 zone.

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

The Board finds, after due consideration, there is hardship due to the deficient right of way width. Accordingly, the requested variance of front yard setback as provided by Sections 6-128, 6-203 and 6-205 of the Building Zone Regulations is granted.

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. PLZE202100037

Appeal of Lawrence & Philipa Portnoy, 18 Crown Lane, Greenwich for a variance of side yard setback to permit the construction of a new pool house located in the RA-4 zone.

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

The Board finds, after due consideration, there is hardship due to the location of the structure on the lot having been constructed prior to current zoning regulation. Accordingly, the requested variance of side yard setback as provided by Sections 6-203 and 6-205 of the Building Zone Regulations is granted.

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 July 26, 2021.

The next regular meeting is scheduled to be heard on July 28, 2021.
Arthur Delmhorst, Secretary