MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, October 27, 2021 at 7:00 P. M. on the Zoom Website, pursuant to due notice.

PRESENT: Patricia Kirkpatrick, Chairman
          Arthur Delmhorst, Secretary
          Wayne Sullivan
          John Vecchiolla
          James Ivester
          Frank Baratta

EXCUSED: Robert Nalewajek & Ken Rogozinski

The following appeals were heard:

APPEAL No. PLZE202100049

Appeal of Stanley Moskowitz, 383 Round Hill Road, Greenwich for a variance of front yard setback to permit the addition of a new deck onto an existing dwelling 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 there is hardship due to the location of the existing house which lies completely within the front yard setback. The Board notes that the house was built in the late 19th century and likes to encourage the preservation of an historic dwellings. 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, Wayne Sullivan, John Vecchiolla and James Ivester.

APPEAL No. PLZE202100050

Appeal of Nicholas Falco, 106 Henry Street, Greenwich for variances of rear and side yard setbacks to permit the construction of a wall on a lot located in the R-6 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 topography combined with the location of the existing wall. Therefore, the requested variances of rear and side yard setback is granted from section 6-203 and 6-205 with the condition that the top of the new wall not exceed an elevation of 118 feet and an open guard rail be placed atop no taller than required per building code R312 of the 2015 IRC.

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, Wayne Sullivan, John Vecchiolla and James Ivester.

APPEAL No. PLZE2 02100051

Appeal of Margaret Price, 108 Henry Street, Greenwich for variances of rear and side yard setbacks to permit the construction of a wall on a lot located in the R-6 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 topography combined with the location of the existing wall. Therefore, the requested variances of rear and side yard setback is granted from section 6-203 and 6-205 with the condition that the top of the new wall not exceed an elevation of 118 feet and an open guard rail be placed atop no taller than required per building code R312 of the 2015 IRC.

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, Wayne Sullivan, John Vecchiolla and James Ivester.

The date of these minutes and rendition date of said decisions is November 8, 2021.

The next regular meeting is scheduled to be heard on November 17, 2021.
Arthur Delmhorst, Secretary