

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, January 26, 2022 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
Robert Nalewajek
James Ivester

The following appeals were heard:

APPEAL No. PLZE202100059

Appeal of Jean Claude Merz, 30 Riversville Road, Greenwich for variances of allowable stories, floor area ratio, front and side yard setbacks to permit additions to a dwelling located in the RA-1 zone.

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

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

APPEAL No. PLZE202100063

Appeal of Keith Eyelet Steinberg, 17 Stuart Drive, Old Greenwich for variances of side and rear yard setback to permit a batting cage to remain on a property located in the R-7 zone.

It was unanimously RESOLVED that said appeal be denied.

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

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

APPEAL No. PLZE2 02200002

Appeal of Jill Granoff, trustee, Eggleston Lane, Old Greenwich for a variance of front yard setback to permit the construction of a new pool on a property 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 its frontage on a paper street and topography and the location of the tidal wetlands. The Board notes that this portion of Eggleston lane is a tidal area that cannot be developed. Therefore, the requested variance of front yard setback is granted from sections 6-9, 6-144 and 6-205.

The Board notes that this appeal is identical to the appeal granted under appeal number PLZE201800675.

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

The date of these minutes and rendition date of said decisions is February 7, 2022.

The next regular meeting is scheduled to be heard on February 9, 2022.

Arthur Delmhorst, Secretary