MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, January 11, 2017 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT:     David Weisbrod, Chairman
             Arthur Delmhorst, Acting Secretary
             Patricia Kirkpatrick
             Wayne Sullivan
             Ken Rogozinski

ABSENT:  Lawrence Larson

The following appeals were heard:

**APPEAL No. PLZE201600475**

Appeal of Adrian Owles and Mary Mcniff, 27 Nawthorne Road, Old Greenwich for variances of required side yard and combined side yard setbacks to permit the construction of a new dwelling located in the R-12 zone.

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

The Board, after due consideration, finds that there is hardship due to lot width. Therefore, the requested variance of side yard setback is granted from sections 6-203 & 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.

**APPEAL No. PLZE201600569**

Appeal of CRK, LLC, 50 River Road, Cos Cob for special exception approval for the conversion of an existing hotel into employees housing as well as an addition to the existing building to house 4 squash courts at a private club located in the R-7 zone.

It was RESOLVED that said appeal be denied.

After due consideration, the Board found that the special exception standards of sections. 6-19, 6-20 and 6-94 have not been met. Accordingly, the appeal is denied.

Ms. Kirkpatrick made a motion to deny the appeal which was seconded by Mr. Sullivan. Messrs. Weisbrod, Sullivan and Ms. Kirkpatrick voted in favor of the motion. Messrs. Delmhorst and Rogozinski voted against the motion.
Mr. Delmhorst made a motion to approve the appeal with conditions which was seconded by Mr. Rogozinski. Messrs. Delmhorst and Rogozinski voted in favor of the motion. Messrs. Weisbrod, Sullivan and Ms. Kirkpatrick voted against the motion, having failed to receive four affirmative votes the motion does not pass and the appeal is denied.

APPEAL No. PLZE201600593

Appeal of Old Track Properties, LLC, 16 Old Track Road, Greenwich for a variance of rooftop bulkhead setback to allow for existing bulkheads to remain in their current location on a mixed use building located in the GB zone.

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

The Board, after due consideration, finds that there is hardship due to change in regulations mid-construction. Therefore, the requested variance of rooftop bulkhead setback is granted from section 6-127.

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. PLZE201600622

Appeal of Morgan Jenkins, owner/Steamboat Road Acquisitions, LLC, 702-708 Steamboat Road, Greenwich for variances of side yard setbacks and permitted number of dwelling units to permit the construction of a new 8 unit apartment building located in the R-6 zone.

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

APPEAL No. PLZE201600623

Appeal of Pamela and Mark Emma, owner/Parmjit Sandhu, applicant, 125 Hillcrest Park Road, Cos Cob for variances of front and rear yard setbacks to permit the construction of a new dwelling located in the R-12.

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

The Board, after due consideration, finds that there is hardship due to the lot’s topography and shape. Therefore, the requested variances of front and rear yard setback are granted from sections 6-203 & 6-205.

Mr. Sullivan made a motion to approve the variances which was seconded by Mr. Delmhorst. Messrs. Sullivan, Delmhorst, Rogozinski and Mr. Weisbrod voted in favor of the motion. Ms. Kirkpatrick voted against the motion.

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. PLZE201600637

Appeal of Soundview Place, LLC, 63 & 65 Sherwood Place, Greenwich for a variance of side yard setback to allow for four (4) existing air conditioning units to remain in their current location at a two family dwelling located in the R-6 zone.

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

The Board, after due consideration, finds that there is hardship due to the narrowness of the lot. Therefore, the requested variance of side yard setback is granted from sections 6-128 & 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.

APPEAL No. PLZE201600646

Appeal of John & Marjorie Judson, 35 Clapboard Ridge Road, Greenwich for a variance of side yard setback to permit the placement of pool mechanical equipment on a property located in the RA-2 zone.

It was unanimously RESOLVED that said appeal be granted with conditions.

After due consideration, the Board finds there is hardship due to the location of the existing pool, wetlands and the lot’s topography. Therefore, the requested variance of side yard setbacks is granted from sections 6-203, 6-205(a) and 6-128 with the condition that the equipment be screened with shrubs at least 4 feet in height be installed and maintained to the south and west of the equipment.

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 January 23, 2017.

The next regular meeting is scheduled to be heard on January 25, 2017.

Arthur Delmhorst, Acting Secretary