MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, January 13, 2016 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
Ken Rogozinski
Steven Certilman

ABSENT:  Lawrence Larson
Ennala Ramcharandas

The following appeals were heard:

**APPEAL No. PLZE201500601**

Appeal of Barbara M. Kennedy, et al, 14 Byram Dock Street, Greenwich for variances of floor area ratio, front and rear yard setbacks to permit the construction of a dwelling 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 size, location in a flood zone and the reduction of nonconformities. Therefore, the requested variances for floor area ratio, front and rear yard setbacks are 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.

**APPEAL No. PLZE201500608**

Appeal of 392 Davis Avenue Associates, LLC, 392 Davis Avenue, Greenwich for variances of street side yard setback and number of permitted single family dwellings on a lot located in the R-6 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 street side yard setback and number of permitted single family dwellings on a lot. Accordingly, the appeal is denied.

Mr. Certilman made a motion to approve the appeal which was seconded by Mr. Weisbrod. Messrs. Weisbrod, Delmhorst and Certilman voted in favor of the motion. Mr. Rogozinski and Ms. Kirkpatrick voted against the motion. Having failed to receive four affirmative votes, the motion does not carry and the appeal is therefore denied.
APPEAL No. PLZE201500495

Appeal of Rossana Colangelo, Lot 10B aka 0 Westview Place, Riverside for a variance of front yard setback to permit the construction of a new dwelling on a lot 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 variance of front yard setback. Accordingly, the appeal is denied.

APPEAL No. PLZE201500609

Appeal of Craig and Jennifer Warwick, 28 West End Avenue, Greenwich for variance of street side yard setback to permit the construction of a covered entry on a 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 there is hardship due to the location of the existing dwelling located on a corner lot. Therefore, the requested variance of street side yard setback is granted from section 6-205(a).

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. PLZE201500675

Appeal of The Greenwich Country Club, Inc., 19 Doubling Road, Greenwich for special exception approval to permit the construction of new pool structures, pool house/snack bar, camp/skeet building, renovations to the existing pro shop and associated site improvements at a private club located in the RA-1 zone.

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

After due consideration, the Board finds that the special exception standards as provided by Sections 6-19, 6-20 and 6-94(a)(2) of the Building Zone Regulations have been met. Accordingly, the special exception to permit the construction of new pool structures, pool house/snack bar, camp/skeet building, renovations to the existing pro shop and associated site improvements at a private club is granted.

APPEAL No. PLZE201500683

Appeal of East Putnam Avenue I, LLC, 1381 East Putnam Avenue, Old Greenwich for variance required clearance to permit the placement of a new sign on a property located in the LB zone.

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

The Board, after due consideration, finds there is hardship due to the curvature and topography of the road. Therefore, the requested variance of required clearance is granted from sections 6-167.
The Board further finds that this relief can be granted without detriment to the public welfare or impairment to the integrity of the regulations.

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

APPEAL No. PLZE201500696

Appeal of Peter and Susan Hinrichs, 9 Sound View Terrace, Greenwich for a variance of allowable fence/wall height combination to permit an existing fence to remain in its current location on a lot located in the R-6 zone.

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

The Board, after due consideration, finds there is hardship due to the location of the existing wall, combined with the lot’s topography and size. Therefore, the requested variance allowable fence/wall height combination is granted from sections 6-203, 6-205 and 6-140.2 with the condition that the fence be replaced with an open chain link fence type.

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 25, 2016.

The next regular meeting is scheduled to be heard on January 27, 2016.