

## MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, January 17, 2018 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT: Patricia Kirkpatrick Chairman  
Arthur Delmhorst, Secretary  
Ken Rogozinski  
John Vecchiolla  
Frank O'Connor

ABSENT: Lawrence Larson  
Wayne Sullivan

The following appeals were heard:

**APPEAL No. PLZE201700617**

Appeal of The St. Agnes Roman Catholic Church, 247 Stanwich Road, Greenwich for special exception approval to permit the construction of a new ground mounted solar array, new site lighting and the placement of a new generator at a Church property located in the RA-2 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 of the Building Zone Regulations have been met. Accordingly, the special exception to permit the construction of a new ground mounted solar array, new site lighting and the placement of a new generator is granted.

Frank O'Connor recused himself for this appeal.

**APPEAL No. PLZE201700632**

Appeal of Old Track Properties, LLC, 50 Old Field Point Road, Greenwich for a variance of allowable use to permit an office use in excess of 7,000 square feet on a property located in the GB zone.

It was RESOLVED that said appeal be denied.

After due consideration, the Board found there was no hardship articulated to justify the requested variance of allowable use. Accordingly, the appeal is denied.

Mr. Rogozinski made a motion to approve the variance which was seconded by Mr. Delmhorst. Messrs. Delmhorst and Rogozinski voted in favor of the motion. Messrs. Vecchiolla, O'Connor and Ms. Kirkpatrick voted against.

Ms. Kirkpatrick made a motion to deny the variance which was seconded by Mr. Vecchiolla. Messrs. Vecchiolla, O'Connor, Delmhorst and Ms. Kirkpatrick voted in favor of the motion. Mr. Rogozinski voted against.

**APPEAL No. PLZE201700664**

Appeal of Marina Girshin, 25 Havemeyer Lane, Old Greenwich for variances of floor area ratio, front, rear and side yard setbacks to permit an addition to the dwelling on a property located in the R-7 zone.

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

**APPEAL No. PLZE201700665**

Appeal of Matthew Mitchell, owner, Brooks & Falotico, applicant, 45 Burying Hill Road, Greenwich for special exception to permit the conversion of a primary dwelling unit into an accessory structure on a property 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 that the special exception standards as provided by Sections 6-19, 6-20 and 6-95 (a) (2) (A) of the Building Zone Regulations have been met. Accordingly, the special exception to permit the conversion of a primary dwelling unit into an accessory structure is granted.

**APPEAL No. PLZE201700689**

Appeal of Theo & Maria Constantine, owner and Matthew McCullough, applicant, 514 Valley Road, Greenwich for variances of floor area ratio and required frontage to permit the construction of a new dwelling on a property 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 there is hardship due to the lot being bisected by the Stamford/Greenwich border and the lot being non-conforming in that it has no frontage. Therefore, the requested variances of floor area ratio and required frontage, to permit the inclusion of the lot area in Stamford when calculating allowable floor area, 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. PLZE201700693**

Appeal of 37 Day road, LLC, 37 Day Road, Greenwich for special exception approval to permit the construction of an accessory pool house in excess of 1200 square feet on a property 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 that the special exception standards as provided by Sections 6-19, 6-20 and 6-95(a)(2) (A) of the Building Zone Regulations have been met. Accordingly, the special exception to the construction of an accessory pool house 1,660 square feet in size is granted.

**APPEAL No. PLZE201700697**

Appeal of Ana Margaret & Eric Grandjacq, 51 Byram Terrace Drive, Greenwich for a variance of front yard setback to permit the construction of a replacement deck and portico on a dwelling located in the R-6 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 topography Therefore, the requested variance of front yard setback 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 January 29, 2018.

The next regular meeting is scheduled to be heard on January 24, 2018.

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Arthur Delmhorst, Secretary