MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, January 25, 2017 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

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

ABSENT: Lawrence Larson  
         David Weisbrod

The following appeals were heard:

APPEAL No. PLZE201600654

Appeal of Orchard Place Associates, LLC, 275, 289, 309, 315 & 321 Mason Street, Greenwich for a variance of front yard setback and special exception approval to permit additions and alterations to commercial automotive use buildings located at 275 and 289 Mason Street which are located in the CGB zone.

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

After due consideration, the Board finds there is hardship due to the lot’s topography, location of the building, location of the business being established prior to zoning and nature of the business. Therefore, the requested variance of front yard setback is granted from sections 6-203 and 6-205 of the Building Zone Regulations.

In addition, the Board finds that the special exception standards as provided by sections 6-19, 6-20 and 6-100 of the Building Zone Regulations have been met.

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. PLZE201600655

Appeal of Orchard Place Associates, LLC 290 & 294 Mason Street, Greenwich for variances of building coverage, floor area ratio and special exception approval to permit additions and alterations to a commercial automotive building located in the CGB zone.

It was RESOLVED that said appeal to be granted on the following grounds:
After due consideration, the Board finds there is hardship due to the location of the business being established prior to zoning and nature of the business. The Board notes that there will be no increase to the lot’s coverage as the entry will be constructed over a paved area. Therefore, the requested variances of building coverage and floor area ratio are granted from sections 6-203 and 6-205 of the Building Zone Regulations.

In addition, the Board finds that the special exception standards as provided by sections 6-19, 6-20 and 6-100 of the Building Zone Regulations have been met.

Mr. Delmhorst made a motion to approve the appeal which was seconded by Mr. Vecchiolla. Messrs. Vecchiolla, Delmhorst and Rogozinski and Ms. Kirkpatrick voted in favor of the motion. Mr. Sullivan 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. PLZE201600656

Appeal of Christopher Studebaker & Etsuko Shimada, 26 Mianus View Terrace, Cos Cob for a variance of rear yard setback to permit the construction of a new deck 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 the lot’s shape. Therefore, the requested variance of rear 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. PLZE201600664

Appeal of Lindsay and Patrick Barth, 548 North Street, Greenwich for variances of front and rear yard setback to permit the construction of a new dwelling located in the R-12 zone.

The appeal was left open at the applicant’s request.

APPEAL No. PLZE201600681

Appeal of Jose Gonzalez & Shereen Koshnoodi, 38 Meadowbank Road, Old Greenwich for a variance of front yard setback 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 the reduction of nonconformities and deficient right of way width. Therefore, the requested variance of front yard setback is granted from sections 6-203(b) & 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. PLZE201600682

Appeal of Binney Lane, LLC, 68 Binney Lane, Old Greenwich for variances of floor area ratio, front, rear and side yard setbacks to permit the construction of a new dwelling and attached decks located in the R-12 zone.

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

APPEAL No. PLZE201600684

Appeal of 9-11 South Water Street, LLC, 9-11 South Water Street, Greenwich for variances of rear and side yard setbacks, lot coverage and required parking to permit the construction of a new 2,542 square foot mixed use building in the LBR-2 zone.

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

After due consideration, the Board found there was hardship due to the lot’s size and shape. Therefore, the requested variances for rear and side yard setbacks, lot coverage, and required parking to permit the construction of a new mixed use building with 2 (two) 2 (two) bedroom units on the second floor and use group 8 uses on the first floor, as shown on the architectural drawings revised July 11th, 2001, is granted from sections 6-158 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.

The date of these minutes and rendition date of said decisions is February 6, 2017.

The next regular meeting is scheduled to be heard on February 8, 2017.

Arthur Delmhorst, Acting Secretary