

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, January 27, 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
Wayne Sullivan
Ken Rogosinski

ABSENT: Lawrence Larson
Ennala Ramcharandas

The following appeals were heard:

APPEAL No. PLZE201500707

Appeal of Fred Peters, 96 River Road, Cos Cob for variances of side yard and combined side yard setbacks to permit alterations/ additions on a dwelling located in the R-7 zone.

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

APPEAL No. PLZE201500714

Appeal of Scott Lumby, 8 West View Place, Riverside for variances of front and side yard setbacks to permit the reconstruction of a dwelling located in the R-7 zone.

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

APPEAL No. PLZE201500718

Appeal of 66 Glenwood Drive, LLC, 66 Glenwood Drive, Greenwich for variances of front yard setback and floor area ratio to permit the reconstruction of a dwelling located in the RA-1 zone.

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

APPEAL No. PLZE201500729

Appeal of Kristen & Francisco Rodriguez, 20-21 Shorehame Club Road, for a variance of front yard setback to permit the construction of a new dwelling located in the R-12 zone. (The applicant withdrew the appeal of the Zoning Enforcement Officer's decision)

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 unique location of the lot at the dead end of a road used solely by the applicant combined with the reduction of nonconforming setbacks. Therefore, the requested variance of front yard setback is 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. PLZE201500739

Appeal of Burning Tree Country Club, Inc., 120 Perkins Road, Greenwich for special exception approval to permit the construction of new seasonal tennis court enclosure at a private club located in the RA-2 zone.

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

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 seasonal tennis court at a private club is granted with the conditions that operations within the enclosure cease at 10:00 pm.

APPEAL No. PLZE201500740

Appeal of Thomas G. Petersen III, 58 Oak Ridge Street, Greenwich for special exception approval to permit the construction of a new detached garage of approximately 800 square feet in size located in the R-6 zone.

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

APPEAL No. PLZE201500745

Appeal of Stephen & Maria Musante, 30 Sunset Road, Old Greenwich for a variance of rear yard setback to permit the construction of a new dwelling located in the R-12 zone. . (The applicant withdrew the appeal of the Zoning Enforcement Officer's decision)

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

After due consideration, the Board finds there is hardship due to the unique shape of the lot. Therefore, the requested variance of rear yard setback is granted from sections 6-203 and 6-205 with the condition that the new dwelling be constructed with a combined side and rear yard setback of 25 feet.

The date of these minutes and rendition date of said decisions is February 8, 2016.

The next regular meeting is scheduled to be heard on February 10, 2016.