MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, January 28, 2015 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT:     David Weisbrod, Chairman
             Lawrence Larson, Acting Secretary
             Arthur Delmhorst
             Patricia Kirkpatrick
             Ken Rogozinski

ABSENT:  Ennala Ramcharandas

The following appeals were heard:

APPEAL No. PLZE201401001

Appeal of 200 GREENWICH AVENUE, LLC, 200 Greenwich Avenue, Greenwich for a variance of permitted use to allow for the conversion of a 9,365 SF retail space into office space located in the CGBR zone.

It was unanimously RESOLVED that said appeal be continued at the applicants request.

APPEAL No. PLZE201401003

Appeal of John and Suzanne Vitale, 18 Candlelight Place, Greenwich for a variance of permitted number of stories to allow for an addition to the third story of a dwelling located in the R-20 zone.

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

The Board, after due consideration, finds that hardship due to the lot’s topography combined with the location of the existing structure. Therefore, the requested variance for number of stories to permit the construction of a new covered entry is granted from sections 6-203 and 6-205.

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

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. PLZE201401043

Appeal of Stone Harbor Land Company X, LLC, 1 Deer Lane, Greenwich for a variance of street side yard setback to allow for an existing transformer to remain at a dwelling located in the RA-1 zone.

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

The Board, after due consideration, finds that hardship due to the deficient right of way width. Therefore, the requested variance of street side yard setback to allow for an existing transformer to remain 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. PLZE201401045

Appeal of Ralph F. Rosenberg, Trustee, 49 North Stanwich Road, Greenwich for Special Exception approval to permit the reconstruction of a new 2,000 square foot cottage on a property located in the RA-4 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 6-95(a)2(A of the Building Zone Regulations have been met. Accordingly, the special exception to permit the construction of a new 2,000 square foot cottage/quarters is granted with the condition that the required double lot area be maintained.

APPEAL No. PLZE201401063

Appeal of 151 Milbank, LLC, 151 Milbank Avenue, Greenwich for variances of front and side yard setback to permit the installation of a transformer on a property located in the R-6 zone.

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

The Board, after due consideration, finds that hardship due to the location of the existing underground utilities combined with the location requirements of the utility company. Therefore, the requested variances of front and side yard setbacks are granted from sections 6-203 and 6-205 with the condition that the requested front yard setback be increased from 1.8 feet to 2.8 feet in order to permit the required evergreen screening to the west of the proposed transformer.

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. PLZE201401064

Appeal of Bruce and Carol Martin, 12 Osee Place, Cos Cob for a variance of rear yard setback to permit the construction of a 188 square foot addition with attached deck on a dwelling located in the R-7 zone.

It was RESOLVED that said appeal be granted with conditions.

The Board, after due consideration, finds that hardship due to the lot’s size and shape combined with the location of the existing structure. Therefore, the requested variance of rear yard setback to permit the construction of a 188 square foot addition with attached deck is granted from sections 6-128(a) and 6-205(a) with the condition that the requested rear yard setback of 3 inches for the proposed deck be increased to a 1 foot rear yard setback.

Ms. Kirkpatrick made a motion to approve the appeal for the 188 square foot addition which was seconded by Mr. Larson. Messer’s Weisbrod, Larson, Delmhorst, Rogozinski and Ms. Kirkpatrick voted in favor of the motion.

Mr. Rogozinski made a motion to approve the appeal for the attached deck as proposed which was seconded by Mr. Weisbrod. Messer’s Weisbrod and Rogozinski voted in favor of the motion. Messer’s Larson, Delmhorst and Ms. Kirkpatrick voted against.

Mr. Delmhorst made a motion to approve the appeal for the attached deck with the condition that the requested rear yard setback of 3 inches for the attached deck be increased to a 1 foot which was seconded by Mr. Larson. Messer’s Weisbrod, Larson, Delmhorst and Rogozinski voted in favor of the motion. Ms. Kirkpatrick voted against.

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. PLZE201401073

Appeal of 19 West Elm Street Holdings, LLC, 19 West Elm Street, Greenwich for a variance of building coverage to permit the construction of a new lobby area on a commercial building located in the CGB zone.

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

After due consideration, the Board finds hardship due to the construction of the building prior to the codes requiring compliance with The Americans with Disabilities Act. Therefore, the requested variance of building coverage to permit the enclosure of lobby area resulting in a building with a gross floor area of 8,190 square foot in size, as shown on architectural plans drawn by Ridberg and Associates, dated 10/02/14, 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 February 9, 2015.

The next regular meeting is scheduled to be heard on February 11, 2015.

Lawrence Larson, Acting Secretary