

MINUTES:

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

PRESENT: Patricia Kirkpatrick, Chairman
Lawrence Larson, Acting Secretary
Arthur Delmhorst
Wayne Sullivan
John Vecchiolla

ABSENT: David Weisbrod

The following appeals were heard:

APPEAL No. PLZE201600612

Appeal of Greenwich Board of Education, 10 Hillside Road, Greenwich for a variance of accessory structure height to permit the construction of a new scoreboard at the Greenwich High School stadium located in the R-20 & RA-1 zone.

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

APPEAL No. PLZE201700004

Appeal of 40 Old Field Point Road, LLC, 40 Old Field Point Road, Greenwich for variances of front and rear yard setback, building coverage and special exception approval to permit the construction of a new motor vehicle sales and service building located in the GB zone.

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

APPEAL No. PLZE201700010

Appeal of Brian Raabe, and Rachael Overton, 6 Oak Lane, Old Greenwich for variances of allowable building height within a side yard setback, side yard setback and required distance between structures to permit the raising of an existing dwelling located in the R-12 zone.

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

APPEAL No. PLZE201700026

Appeal of 500 WPA, LLC, 500 West Putnam Avenue, Greenwich for a variance of floor area ratio to permit the addition elevators and lobby at a commercial building located in the GBO zone.

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

APPEAL No. PLZE201700031

Appeal of Dave and Reba Williams, 135 Zaccheus Mead Lane, Greenwich for a variance of front yard setback to permit an addition to a dwelling located in the RA-2 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 wetlands lot topography and the lot's shape. Therefore, the requested variance of front 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. PLZE201700032

Appeal of Arben Meco, 10 Windy Knolls, Greenwich for a variance of rear yard setback to permit the construction of a new dwelling located in the R-6 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 size and 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.

The date of these minutes and rendition date of said decisions is February 20, 2017.

The next regular meeting is scheduled to be heard on February 22, 2017.

Lawrence Larson, Acting Secretary