

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, February 10, 2016 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
Wayne Sullivan
Steven Certilman

ABSENT: Patricia Kirkpatrick
Ennala Ramcharandas

The following appeals were heard:

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 dismissed without prejudice.

APPEAL No. PLZE201500748

Appeal of 301 Davis Avenue, LLC, 301 Davis Avenue, Greenwich for variances of lot coverage, lot area vs. permitted number of units, rear and side yard setbacks to permit the construction of 3 residential units in 2 separate buildings located in the proposed R-6 zone.

It was RESOLVED that said appeal be granted with conditions.

After due consideration, the Board finds there is hardship due to the lot's shape, size combined with the reduction of nonconformities. Therefore, the requested variances lot coverage, lot area vs. permitted number of units, rear and side yard setbacks are granted from sections 6-128, 6-205(a) and 6-98 (a)(C) with the conditions that Landscape plan L-1, drawn by Conti & Conti Landscape Architects, dated 12/14/15 be implemented and pending rezoning from LBR-2 to R6 by the Planning and Zoning Commission.

Mr. Delmhorst made a motion to approve the variance, with conditions, which was seconded by Mr. Larson. Messrs.' Delmhorst, Larson Weisbrod and Sullivan voted in favor of the motion and Mr. Certilman voted against. The appeal is granted with a vote of 4 to 1.

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. PLZE201500757

Appeal of Michael & Jill Derikrava, 29 Butler Street, Cos Cob for a variance of side yard setback to permit the addition of a window on a dwelling located in the R-7 zone.

It was unanimously RESOLVED that said appeal be dismissed without prejudice.

APPEAL No. PLZE201600001

Appeal of Sophia S. Hartch, 25 Flagler Drive, Greenwich for special exception approval and a variance of front yard setback to permit the construction of a detached garage in excess of 1,200 square feet and additions to the existing dwelling on a lot 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 there is hardship due to the location of the exiting dwelling combined with the lot's topography. Therefore, the requested variance of front yard setback is granted from sections 6-203 and 6-205.

Additionally, the Board finds that the special exception standards as provided by Sections 6-19, 6-20 and 6-95(a)(2) of the Building Zone Regulations have been met. Accordingly, the special exception to permit the construction of a 2,100 square foot garage 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. PLZE201600003

Appeal of AMAG properties, LLC, 12 Ballwood Road, 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:

After due consideration, the Board finds there is hardship due to the narrow right of way width on a corner lot combined with the existence of wetlands on the property. 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. PLZE201600015

Appeal of Gina Dodge, 700 River Road, Cos Cob, for a variance of side yard setback to permit additions on a dwelling 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 Greenwich/Stamford border. Therefore, the requested variance of side yard setback is granted from Sections 6-205, 6-203 of the Building Zone Regulations.

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. PLZE201600041

Appeal of 47 Arch Street, LLC, 47 Arch Street, Greenwich for variances of sign location, required clearance and wall sign height to permit the placement of signs at a commercial property located in the CGB zone.

After due consideration, the Board finds there is hardship due to the location of the existing building combined with its design. Therefore, the requested variances of sign location and required clearance are granted from sections 6-164(a)(1)(B)(i) and 6-167.

The Board further finds that this relief can be granted without detriment to the public welfare or impairment to the integrity of the regulations.

Additionally, the Board finds there was no hardship articulated to permit a variance of wall sign height. Therefore, the appeal of wall sign height is denied.

The date of these minutes and rendition date of said decisions is February 22, 2016.

The next regular meeting is scheduled to be heard on February 24, 2016.