

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, February 21, 2018 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT: Patricia Kirkpatrick, Chairman
Arthur Delmhorst, Secretary
Wayne Sullivan
Ken Rogozinski
John Vecchiolla

ABSENT: Lawrence Larson

The following appeals were heard:

APPEAL No. PLZE201700711

Appeal of Jeff and Leslee Spadone, 9 Park Place, Greenwich for a variance of front yard setback to permit the addition of a front portico to a dwelling located in the R20 zone.

It was RESOLVED that said appeal be granted with conditions.

After due consideration, the board finds there is hardship due to the deficient right of way and location of the existing dwelling. Therefore, the requested variance of front yard setback, to permit the addition of a front portico to a dwelling located in the R-20 zone, is granted from sections 6-203 and 6-205 with the condition that the new portico not be enclosed.

Mr. Sullivan made a motion to approve the appeal with conditions which was seconded by Mr. Vecchiolla. Messrs. Rogozinski, Delmhorst, Sullivan and Vecchiolla 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. PLZE201700730

Appeal of Kevin R. Greene, Trustee for special exception approval to permit the conversion of a primary structure into an accessory structure on a lot located in the RA-1 zone.

This application was withdrawn by the applicant.

APPEAL No. PLZE201800007

Appeal of Franchise Realty, 1215 East Putnam Avenue, Greenwich for a variance of front yard setback to permit an existing transformer to remain in its current location at a commercial property located in the LB zone.

It was RESOLVED that said appeal be granted with conditions.

After due consideration, the board finds there is hardship due to the location of the existing building combined with the lot being bordered on 3 sides by a street. Therefore, the requested variance of front yard setback, to permit an existing transformer to remain in its current location at a commercial property located in the LB zone, is granted from sections 6-203 and 6-205 with the condition that the plantings around the transformer, as shown landscape plan drawn by Bohler Engineering, revised 12/20/2017, be maintained.

Mr. Vecchiolla made a motion to approve the appeal with conditions which was seconded by Mr. Rogozinski. Messrs. Rogozinski, Delmhorst, Vecchiolla and Ms. Kirkpatrick voted in favor of the motion. Mr. Sullivan 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. PLZE201800008

Appeal of Thomas M. Jankovich-Besan, 9 Mortimer Drive, Old Greenwich for a variance of flood zone requirements to permit an addition to an existing 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 there is hardship due to the practical difficulty of raising the floor of the proposed addition approximately 3 feet higher than the floor of the existing house. Therefore, the requested variance of required floor elevation to permit an addition with a finished floor elevation of 10.8 feet is granted from section 6-139.1 (f)(11) (A)

Further, the Board has taken into consideration section 6-139.1 (h) in granting said variance and is not in conflict with said regulation due to the applicant having met the minimum requirements set by FEMA.

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. PLZE201800009

Appeal of Rona Citrin, 7 Dewart Road, Greenwich for a variance of side yard setback to permit the replacement of air conditioning units on a lot located in the RA-2 zone.

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

After due consideration, the board finds there is hardship due to the location of the exiting ac units and connections. Therefore, the requested variance of side yard setback, is granted from sections 6-203 and 6-205 with the condition that the existing wood fence enclosure and landscaping should be maintained.

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. PLZE201800010

Appeal of Susan and Robert Morris Jr., 98 Riverside Avenue, Riverside for a variance street side yard setback to permit an addition to an existing dwelling located in the R-12 zone.

This application was withdrawn by the applicant.

The date of these minutes and rendition date of said decisions is March 5, 2018.

The next regular meeting is scheduled to be heard on March 7, 2018.

Arthur Delmhorst, Secretary