MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, February 22, 2017 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT: Patricia Kirkpatrick Acting Chairman
         Arthur Delmhorst, Acting Secretary
         Lawrence Larson
         Wayne Sullivan
         Ken Rogozinski

ABSENT: David Weisbrot

The following appeals were heard:

**APPEAL No. PLZE201600664**

Appeal of Lindsay and Patrick Barth, 548 North Street, Greenwich for variances of front and rear yard setback to permit the construction of a new dwelling located in the R-12 zone.

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

**APPEAL No. PLZE201600622**

Appeal of Morgan Jenkins, owner / Steamboat Road Acquisitions, LLC, 702-708 Steamboat Road, Greenwich for variances of side yard setbacks and permitted number of dwelling units to permit the construction of a new 8-unit apartment building located in the R-6 zone.

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

**APPEAL No. PLZE201600682**

Appeal of Binney Point, LLC, 68 Binney Lane, Old Greenwich for variances of floor area ratio, front, rear and side yard setbacks to permit the construction of a new dwelling and attached decks located in the R-12 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 denied.

After due consideration, the Board found there was no hardship articulated to justify the requested variances of allowable building height within a side yard setback, side yard setback and required distance between structures. Accordingly, the appeal is denied.

APPEAL No. PLZE201700050

Appeal of Cynthia and William Rohde, 447 North Street, Greenwich for variances of front, rear and side yard setbacks to permit the addition of a carport to an existing dwelling located in the RA-1 zone.

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

The Board, after due consideration, finds that there is hardship due to lot shape, size, historic nature of the property and lot topography. Therefore, the requested variances of front, rear and side yard setbacks are granted from sections 6-203 & 6-205 with the condition that the existing screening to the east of the proposed structure, along North Street, 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. PLZE201700056

Appeal of Patricia Hannigan, 5 Oak Lane, Old Greenwich for a variance of front yard setbacks to permit the construction of a detached garage located in the R-12 zone.

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

The date of these minutes and rendition date of said decisions is March 6, 2017.

The next regular meeting is scheduled to be heard on March 8, 2017.

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Arthur Delmhorst, Acting Secretary