

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, February 24, 2016 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  
Steven Certilman

ABSENT: David Weisbrod  
Ennala Ramcharandas

The following appeals were heard:

**APPEAL No. PLZE201500707**

Appeal of Fred Peters, 96 River Road, Cos Cob for variances of side yard and combined side yard setbacks to permit alterations/ additions on a dwelling located in the R-7 zone.

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

The Board, after due consideration, finds there is hardship due to the location of the existing garage and its effect on the combined/ side yard setbacks. Therefore, the requested variances side yard and combined side yard are granted from sections 6-203 and 6-205.

Mr. Certilman abstained from voting.

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. PLZE201500714**

Appeal of Scott Lumby, 8 West View Place, Riverside for variances of front and side yard setbacks to permit the reconstruction of a dwelling located in the R-7 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 front and side yard setbacks. Accordingly, the appeal is denied.

**APPEAL No. PLZE201500718**

Appeal of 66 Glenwood Drive, LLC, 66 Glenwood Drive, Greenwich for variances of front yard setback and floor area ratio to permit the reconstruction of a dwelling located in the RA-1 zone.

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

The Board, after due consideration, finds there is hardship due to the historic nature of the portion of the dwelling to be retained combined with the reduction of nonconformities. Therefore, the requested variances of front yard setback and floor area ratio are granted from sections 6-203(b), 6-205(a) and 6-141.

Mr. Certilman made a motion to approve the appeal which was seconded by Mr. Larson. Messrs. Certilman, Delmhorst, Larson and Ms. Kirkpatrick voted in favor of the motion. Mr. Sullivan voted against the motion.

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. PLZE201600004**

Appeal of 9 Byram Dock, LLC, 9 Byram Dock Street, Greenwich for a variance of grade plane requirement in order to exclude the lower level for floor area ratio and/or permitted number of stories purposes to permit the construction of a 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 lot's topography and the existence of ledge. Therefore, the requested variance of grade plane requirement in order to exclude the lower level for floor area ratio and/or permitted number of stories purposes is granted from section 6-139.1(c)(22.1).

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. PLZE201600005**

Appeal of Angelo and Janice Fiore, 21 Wampus Lane, Riverside for a variance of front yard setback to permit the construction of an accessory building on a lot located in the R-7 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 through lot having unique road terminus. 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. PLZE201600062**

Appeal of Robert and Stephanie Erhart, 21 Leeward Lane, Riverside for a variance of front yard setback to permit the construction of a new dwelling on a lot located in the R-20 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 lot being bordered on 2 sides by a zone boundary combined with the narrow right of way width. Therefore, the requested variance of front yard setback is granted from sections 6-125, 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. PLZE201600066**

Appeal of Putnam 600 Acquisition, LLC, 600 West Putnam Avenue, Greenwich for a variance of sign location to permit the placement of a new sign on a commercial building located in the GBO 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 variance of sign location. Accordingly, the appeal is denied.

**The date of these minutes and rendition date of said decisions is March 7, 2016.**

**The next regular meeting is scheduled to be heard on March 9, 2016.**

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Arthur Delmhorst, Acting Secretary