MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, February 25, 2015 at 8:00 P.M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT: David Weisbrod, Chairman
Arthur Delmhorst, Acting Secretary
Lawrence Larson
Patricia Kirkpatrick
Ennala Ramcharandas

The following appeals were heard:

**APPEAL No. PLZE20100006**

Appeal of Thor Magnus & Katherine Skahan, 7 Connecticut Avenue, Greenwich for variances of permitted number of stories, side and dual front yard setbacks to allow for the reconstruction of a dwelling located in the R-6 zone.

It was unanimously RESOLVED that said appeal be **continued** at the applicants request.

**APPEAL No. PLZE20150009**

Appeal of Sasha & Mark Cannan, 269 Riversville Road, Greenwich for a variance of required lot shape to permit additions on a dwelling located in the RA-2 zone.

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

The Board, after due consideration, finds that hardship due to the lot’s shape combined with the change in the regulations for rear lots. Therefore, the requested variance of required lot shape is granted with the condition that a 200 foot diameter circle be used to determine the Zoning Lot Area.

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. PLZE20150010**

Appeal of Tara & Paul Vittione, 176 Stanwich Road, Greenwich for a variance of floor area ratio to permit an addition to a dwelling located in the RA-1 zone.

It was unanimously RESOLVED that said appeal be **dismissed**.
APPEAL No. PLZE201500011

Appeal of Inga & Ilya Skuratovsky, 39 Lancer Road, Riverside for a variance of side yard setback to permit additions on a dwelling located in the R-12 zone.

It was RESOLVED that said appeal be granted with conditions and denied in part.

After due consideration, the Board unanimously finds that there is a hardship due to the lot’s shape and location of the existing house to allow for the granting of requested variance of westerly side yard setback from sections 6-203 and 6-205, with the condition that the owner install and maintain 6 foot high evergreen screening along the westerly lot line, starting at the westerly front lot corner and extending 100 feet back.

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 that there was no hardship articulated to justify the required variance on the easterly side yard setback. The appeal is therefore denied.

Mr. Larson made a motion to approve the appeal which was seconded by Mr. Ramcharandas. Messer’s Weisbrod, Ramcharandas and Larson voted in favor of the motion. Ms. Kirkpatrick and Mr. Delmhorst voted against. Having failed to receive 4 affirmative votes, the motion does not carry and the appeal is therefore denied.

APPEAL No. PLZE201500021

Appeal of Peter & Laura Grauer, 23 Smith Road, Greenwich for special exception approval to permit an addition to an existing cottage 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 that the special exception standards as provided by Sections 6-19, 6-20 and 6-95(a)(2)(A) of the Building Zone Regulations have been met. Accordingly, the special exception to permit an addition, 197 square feet in size, on an existing cottage resulting in a 1,757 square foot accessory building is granted.

APPEAL No. PLZE201500022

Appeal of Christopher Lytle, 65 Edgewater Drive, Old Greenwich for a variance of front yard setback to permit the raising 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 that hardship due to the deficient right of way width combined with the location of the existing structure within a flood zone. Therefore, the requested variance of front yard setback to allow for the raising of an existing dwelling is granted from sections 6-128, 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. PLZE201500024

Appeal of David & Laura Phillips, 37 Wesskum Wood Road, Riverside for a variance of rear yard setback to permit the construction of a second floor addition on 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 that hardship due to the location of the existing structure which was constructed prior to the current zoning. Therefore, the requested variance of rear yard setback is granted from sections 6-128, 6-203 and 6-205. The Board notes that the proposed addition is over the existing footprint.

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 March 9, 2015.

The next regular meeting is scheduled to be heard on March 11, 2015.

Arthur Delmhorst, Acting Secretary