MINUTES:

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

PRESENT:     Arthur Delmhorst, Acting Chairman
             Lawrence Larson, Acting Secretary
             Wayne Sullivan
             Ken Rogozinski
             John Vecchiolla

ABSENT:  David Weisbrod
           Patricia Kirkpatrick

The following appeals were heard:

APPEAL No. PLZE201700004

Appeal of 40 Old Field Point Road, LLC, 40 Old Field Point Road, Greenwich for variances of front and rear yard setback, building coverage and special exception approval to permit the construction of a new motor vehicle sales and service building located in the GB 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 and the narrow building envelope as well as the reduction in nonconformity of lot coverage. Therefore, the requested variances of building area and front and rear yard setbacks are 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, 6-100, 6-203, and 6-205 of the Building Zone Regulations have been met. Accordingly, the special exception to permit the construction of a new motor vehicle sales and service building is granted with the condition that the landscape plan revised, 11/16/16, prepared and certified by Arconics Architecture, P.C., be implemented.

Ken Rogozinski made a motion to approve the appeal which was seconded by Lawrence Larson. Messrs. Delmhorst, Vecchiolla, Rogozinski and Larson voted in favor of the motion and Wayne Sullivan voted against.

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

APPEAL No. PLZE201700026

Appeal of 500 WPA, LLC, 500 West Putnam Avenue, Greenwich for a variance of floor area ratio to permit the addition elevators and lobby at a commercial building located in the GBO zone.

It was RESOLVED that said appeal be granted on the following grounds:
After due consideration, the Board finds there is hardship due to the design of the existing building combined with the practical difficulty of retrofitting the existing elevator for building code requirements and compliance. Therefore, the requested variances Floor Area Ratio is granted from sections 6-203 and 6-205.

Lawrence Larson made a motion to approve the appeal which was seconded by Arthur Delmhorst. Messrs. Delmhorst, Vecchiolla, Rogozinski and Larson voted in favor of the motion and Wayne Sullivan voted against.

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

**APPEAL No. PLZE201700055**

Appeal of 15 Westaway LLC, 15 West Way, Old Greenwich for a variance of front yard setback to permit the construction of a new dwelling located in the R-20 zone.

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

After due consideration, the Board finds there is hardship due to the lot's shape and the narrow right of way width on a corner lot combined with the nonconforming lot size. Therefore, the requested variance of front and rear yard setback is granted from sections 6-203 and 6-205, with conditions that evergreen screening at least the height of the units shall be planted around all the proposed air conditioning condenser units.

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

**APPEAL No. PLZE201700060**

Appeal of Edward and Cynthia Imp, 10 Concord Street, Greenwich for variances of front yard setback and permitted number of stories to permit an addition to a dwelling located in the R-7 zone.

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

After due consideration, the Board finds there is hardship due to the lot's topography combined with the existing nonconforming location of the dwelling and sewer easement. Therefore, the requested variance of front yard setback and permitted number of stories is granted from sections 6-203 and 6-205, with condition that decorative scalloped shingles be applied to the new gable end of the addition.

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

**APPEAL No. PLZE201700075**

Appeal of Fisk Management, LLC, 63 Church Street, Greenwich for variances of side yard setbacks, lot coverage, FAR, required parking, required lot area, allowable lot coverage, required garage space and permitted use to permit the conversion of existing office to multi-family residence located in the R-6 zone.

It was unanimously RESOLVED that said appeal be **continued** at the applicant's request.
APPEAL No. PLZE201700076

Appeal of One Oak Street, LLP, 359 West Putnam Avenue, Greenwich for special exception approval to permit the inclusion of a motor vehicle detailing space in an approved motor vehicle sales building to be located in the GB 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, 6-100 of the Building Zone Regulations have been met. Accordingly, the special exception to permit the inclusion of a motor vehicle detailing space in an approved motor vehicle sales building is granted.

APPEAL No. PLZE201700077

Appeal of Jim and Jackie Ferreira, 12 Dale Drive, Greenwich for variances of front yard setback, side yard setback and combined side yard setback to permit additions to a dwelling located in the R-6 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's size and the dwellings orientation on the lot. Therefore, the requested variances of front yard setback, side yard setback and combined side 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.

The date of these minutes and rendition date of said decisions is March 20, 2017.

The next regular meeting is scheduled to be heard on March 22, 2017.

Lawrence Larson, Acting Secretary