MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, March 11, 2015 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT:    Arthur Delmhorst, Acting Chairman
            Lawrence Larson, Acting Secretary
            Ennala Ramcharandas
            Wayne Sullivan
            Ken Rogozinski

ABSENT:    David Weisbrod
           Patricia Kirkpatrick

The following appeals were heard:

**APEAL No. PLZE201500026**

Appeal of 37 Day road, LLC, 37 Day Road, Greenwich for special exception approval to permit the construction of an indoor athletic use (swimming pool, gym recreation area) in excess of 1200 square in a dwelling located in the RA-4 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)(8) of the Building Zone Regulations have been met. Accordingly, the special exception to permit the construction of a new 1,929 square foot athletic use is granted.

**APEAL No. PLZE201500029**

Appeal of Elisabeth Jane Bothwell, 122 Riverside Avenue, Riverside for variances of allowable wall height, front, rear and side yard setback to permit the construction of a new wall located in the R-12 zone.

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

The Board, after due consideration, finds that hardship due to the property being adjacent to both the railroad tracks and train station combined with the elevation of the property in relation to the railroad tracks. Therefore, the requested variances of front, rear and side yard setbacks are granted from sections 6-140.2, 6-203 and 6-205.

Mr. Ramcharandas made a motion to approve the appeal which was seconded by Mr. Rogozinski. Messer’s Rogozinski, Ramcharandas, Sullivan and Larson voted in favor of the motion. Mr. Delmhorst 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. PLZE201500031

Appeal of Sherwood Farm, LLC, 10 Sherwood Avenue, Greenwich for special exception approval to permit the construction of a new 2,700 square foot garage on a property located in the RA-2 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 of the Building Zone Regulations have been met. Accordingly, the special exception to permit the construction of a new 2,700 square foot accessory garage is granted.

APPEAL No. PLZE201500034

Appeal of OBJLW, 51 Weaver Street, Greenwich for a variance of letter/number height to permit the installation of new identifying numbers at a commercial site located in the GBO 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 size of the property combined with the multiple entrances. Therefore, the requested variances of letter/number height front, rear and side yard setbacks is granted from sections 6-169 with the conditions that the signs be non-illuminated, etched decals, no more than 3 feet in height, and applied to the glass doors.

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. PLZE201500037

Appeal of The Greenwich Academy, Inc., 200 North Maple Avenue, Greenwich for special exception approval to permit the renovation of 2 existing synthetic turf fields, the construction of a new partial running track and associated site improvements at a private school located in the R-20 and 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 6-94(a)(5) of the Building Zone Regulations have been met. Accordingly, the special exception to permit the renovation of 2 existing synthetic turf fields, the construction of a new partial running track and associated site improvements as shown on zoning location survey drawn by Redniss & Mead, dated 1/26/2015, is granted.

APPEAL No. PLZE201500071

Appeal of Eric Vincent, 55 Byram Shore Road, Greenwich for a variance of front and yard setback to permit the placement of two air condensing units on a property located in the R-20 zone.

It was RESOLVED that said appeal be Denied on the following grounds:
The Board, after due consideration, finds that there was no hardship articulated to justify the requested variances of front and side yard setback.

Mr. Larson made a motion to deny the appeal which was seconded by Mr. Rogozinski. Messer’s Rogozinski, Delmhorst, Sullivan and Larson voted in favor of the motion. Mr. Ramcharandas voted against. The appeal is therefore denied.

**APPEAL No. PLZE201500074**

Appeal of 600 Indian Field Road, LLC, 600 Indian Field Road, Greenwich for a variance of rear yard setback to permit the construction of a new detached garage located in the RA-2 zone.

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

The Board, after due consideration, finds that hardship due to the lot’s shape Therefore, the requested variance of rear yard setback is granted from sections 6-203 and 6-205.

Mr. Rogozinski made a motion to approve the appeal which was seconded by Mr. Ramcharandas. Messer’s Rogozinski, Ramcharandas, Sullivan and Delmhorst voted in favor of the motion. Mr. Larson 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.

The date of these minutes and rendition date of said decisions is March 23, 2015.

The next regular meeting is scheduled to be heard on March 25, 2015.

Lawrence Larson, Acting Secretary