

## MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, March 22, 2017 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  
Wayne Sullivan

The following appeals were heard:

**APPEAL No. PLZE201600664**

Appeal of Lindsay and Patrick Barth, 548 North Street, Greenwich, CT for variances of front and rear yard setback to permit the construction of a new dwelling located in the R-12 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 narrowness and shape. Therefore, the requested variances of front and rear yard setbacks as shown on a survey drawn by Sound View Engineers and Land Surveyors, LLC., for Patrick and Lindsay Barth, dated, 12/6/16 and landscaping plan drawn by Alisberg Parker Architecture & Interior Design, for Patrick and Lindsay Barth, dated, 3/22/17, are granted from sections 6-203 and 6-205.

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. PLZE201600662**

Appeal of Morgan Jenkins, owner / Steamboat Road Acquisitions, LLC, 702-708 Steamboat Road, Greenwich, CT for a variance of permitted number of dwelling units to permit the construction of a new 8-unit apartment building 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 extraordinary reduction of nonconformities of building height, density and flood zone requirements. Therefore, the requested variance of density, front and rear yard setbacks as shown on architectural plans drawn by RAMSA, Robert A.M. Stern Architects, dated, 2/14/17 are granted.

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. PLZE201700056**

Appeal of Patricia Hannigan, 5 Oak Lane, Old Greenwich, CT for a variance of front yard setbacks to permit the construction of a detached garage located in the R-12 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 size and deficient right of way width. The Board notes the reduction of nonconforming side and front yard setbacks. Therefore, the requested variance of front yard setback is granted from sections 6-203 and 6-205, with conditions that there be no parking of vehicles along the Oak Lane side of the garage, there are to be no garage doors on the north side of the garage and that a fence is placed along the westerly boundary of the property, that it be no higher than 4 feet in height.

Arthur Delmhorst made a motion to approve the appeal with conditions which was seconded by Wayne Sullivan Messrs. Delmhorst, Larson Sullivan and Weisbrod voted in favor of the motion and Ms. Kirkpatrick 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. PLZE201700051**

Appeal of 1A Quintard Avenue and 1A Quintard II, Old Greenwich, CT for variances of rear and side yard setbacks to permit the relocation of a generator, the construction of a new deck and additions to a dwelling located in the R-12 zone.

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

**APPEAL No. PLZE201700080**

Appeal of 5 Conyers Farm Drive, LLC, 5 Conyers Farm Drive, Greenwich, CT for special exception approval to permit the use of a detached accessory structure as an indoor sport court use on a property 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 use of a detached accessory structure as an indoor sport court use granted.

**APPEAL No. PLZE201700082**

Appeal of Half Way Tree Holdings, LLC, 209 River Road Extension, Cos Cob, CT for a variance of allowable signage to permit the erection of a freestanding sign on a commercial property located in the located in the LB 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 allowable signage to permit the erection of a freestanding sign. Therefore, the appeal is denied.

**APPEAL No. PLZE201700111**

Appeal of Brian Raabe and Rachael Overton, 6 Oak Lane, Old Greenwich, CT 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 granted on the following grounds:

The Board, after due consideration, finds that there is hardship due to the location of the existing dwelling which was constructed prior to zoning, its location in a flood zone along with its proximity to the more restrictive flood zone and lot topography. Therefore, the requested variances of allowable building height within a side yard setback, side yard setback and required distance between structures are granted from sections 6-9(a), 6-141 (b)(2)(B) iii, 6-203(a), 6-205(a) and 6-142.

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 April 3, 2017.

The next regular meeting is scheduled to be heard on April 12, 2017.

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Arthur Delmhorst, Acting Secretary