

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, April 4, 2018 at 8:15 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

In attendance: Ms. Patricia Kirkpatrick, Chairman; Mr. Arthur Delmhorst; Mr. John L. Vecchiolla; Mr. Ken Rogozinski; Mr. Frank O'Connor; and Mr. Joseph Angland, sitting for John L. Vecchiolla on item No. 4, PLZE 2018 0046, 1 Swan Terrace.

Absent: Mr. Lawrence Larson and Mr. Wayne Sullivan. Ms. Patricia Kirkpatrick, Chairman called the meeting to order at 8:15 p.m. John L. Vecchiolla acting as Secretary for this meeting which ended at 12:30 a.m. on April 5th, 2018.

The following appeals were heard:

APPEAL No. PLZE201700694

Appeal of Chestnut Street Realty Co. LP, 50 Chestnut Street, Greenwich for special exception approval to permit the use of an existing building for Warehouse and Motor Vehicle Storage on a property located in the GB zone.

It was RESOLVED that said appeal be denied

After due consideration, the Board finds that the special exception standards as provided by Sections 6-19, 6-20 and 6-100 of the Building Zone Regulations have not been met. Accordingly, the special exception to permit the use of an existing building for Warehouse and Motor Vehicle Storage is denied.

On Motion duly made by Ken Rogozinski and seconded by Patricia Kirkpatrick, the motion failed by a 3-1-1 vote. Ken Rogozinski, Patricia Kirkpatrick and Arthur Delmhorst voted in favor of this motion. Frank O'Connor voted no and John L. Vecchiolla abstained.

APPEAL No. PLZE201700715

Appeal of Greenwich Reform Synagogue, 92 Orchard Street, Greenwich for special exception approval to permit a preschool use at an existing synagogue as well as the construction of a playground for said preschool at a religious institution located in the R-12 zone.

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

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 a preschool use at an existing synagogue as well as the construction of a playground for said preschool is granted On motion duly made by Patricia Kirkpatrick and seconded by Arthur Delmhorst to approve the Special Exception with the following conditions: (1) 100 student limit with no more than 50 students per section in the morning and afternoon; (2) No summer camp; (3) No simultaneous use of the sanctuary and school; (4) No overlapping between

the morning and afternoon school sessions; and (5) No queueing of vehicles for the purpose of student arrival or dismissal. This motion passed unanimously 5-0-0.

APPEAL No. PLZE201800021

Appeal of Luis Morocho, 8 Sioux Place, Greenwich for variances of side yard setback, accessory building height number of stories and special exception approval to permit an existing garage in excess of 1,200 square feet to remain on a property located in the R-7 zone.

It was RESOLVED that said appeal be granted.

After due consideration, the Board finds there is hardship due to the lot's topography combined with the location of the previous garage. On Motion duly made by Ken Rogozinski and seconded by Art Delmhorst the Board voted 4-1-0 to approve the variances for the side yard setback; accessory building height; number of stories (was added by the Board) and the Special Exception from sections 6-203, 6-205, 6-144(a), 6-19, 6-20 and 6-95(a)(2)(A) with the conditions that the structure contain no kitchen, bathroom or water service. Patricia Kirkpatrick voted against this 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. PLZE201800046

Appeal of Mahendra and Usha Garg, 1 Swan Terrace, Greenwich for a variance of front yard setback to permit the construction of a carport on a property 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 variance of front yard setback to permit the construction of a carport on property located in the R-7 zone. Joseph Angland sat on this application as John L. Vecchiolla recused himself from hearing this application. On Motion made by Patricia Kirkpatrick and seconded by Frank O'Connor the Board unanimously denied this appeal.

APPEAL No. PLZE201800073

Appeal of Rockhill Real Estate VII, LP, 300 West Putnam Avenue, Greenwich for variances of front, side and street side yard setback as well as special exception approval to permit the construction of a new building for use as an automotive dealership on a lot located in the GB zone.

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

Meeting was adjourned at 12:30 a.m. on Thursday, April 5th, 2018.

The date of these minutes and rendition date of said decisions is April 16, 2018.

The next regular meeting is scheduled to be heard on April 11, 2018.

John Vecchiolla, Acting Secretary