MINUTES:

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

PRESENT: David Weisbrod, Chairman  
         Lawrence Larson, Acting Secretary  
         Arthur Delmhorst  
         Patricia Kirkpatrick  
         Wayne Sullivan

ABSENT: Ennala Ramcharandas

The following appeals were heard:

APPEAL No. PLZE201500064

Appeal of 555 Lake AVENUE, LLC, 555 Lake Avenue, Greenwich for special exception approval to permit and addition to an existing dwelling which will house an indoor athletic facility 2,609 square feet in size on a lot 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(a)(8) of the Building Zone Regulations have been met. Accordingly, the special exception to permit the construction of a new 2,609 square foot, indoor athletic use is granted.

APPEAL No. PLZE201500098

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 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 location of the existing house. Therefore, the requested variance of side yard setbacks are granted from section 6-205 with the conditions that the addition to the west side have a setback of not less than 11 feet from the lot line and that evergreen screening, no less than 3 feet in height, be planted and maintained along the lot line starting at the corner of the new westerly addition and extending back to the rear corner of the dwelling, and that the addition to the east of the dwelling be constructed no closer than 11 foot 4 inches from the easterly lot line.

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. PLZE201500099

Appeal of Aurelio Marano, 1 Stonehedge Drive South, Greenwich for a variance of street side yard setback to permit additions on a dwelling located in the RA-1 zone.

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

APPEAL No. PLZE201500103

Appeal of Betty James, 1 Old Church Road, Unit 5, Greenwich, for a variance of floor area ratio and rear yard setback to permit the construction of elevator on a dwelling located in the RC-20 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 land conveyance and lot shape. Therefore, the requested variances for floor area ratio and rear yard setback 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 or impairment to the integrity of the regulations.

APPEAL No. PLZE201500106

Appeal of Arlana Hildebrandt, 19 Havemeyer Lane, Old Greenwich, for a variance floor area ratio and rear yard setback to permit an addition to a dwelling located in the R-7 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 front portion of the lot being bisected by the Greenwich/Stamford border and the fact that the lot is conformance with the floor area ratio and rear yard setbacks when the two parcels are combined. Therefore, the requested variances of rear yard setback and floor area ratio are granted from Sections 6-205, 6-203 of the Building Zone Regulations.

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. PLZE201500114

Appeal of The Belle Haven lane Company, 99 Glenwood Drive, Greenwich for a variance of rear yard setback to permit additions on a dwelling located in the RA-1 zone.

It was unanimously RESOLVED that said appeal be continued at the applicants request.
APPEAL No. PLZE201500115

Appeal of Andrew Taylor, 49 Summit Road, Riverside, for a variance of side yard setback to permit the placement of an air conditioning condenser on a property located in the R-12 zone.

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

After due consideration, the Board finds there is hardship due to the lot shape. Therefore, the requested variance of side yard setback is granted from sections 6-203 and 6-205 with the condition that evergreen screening, 3 feet in height, be installed and maintained around the unit.

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 20, 2015.

The next regular meeting is scheduled to be heard on April 22, 2015.

Lawrence Larson, Acting Secretary