

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, April 11, 2018 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT: Patricia Kirkpatrick, Chairman
Wayne Sullivan, Acting Secretary
Ken Rogozinski
John Vecchiolla
Frank O'Connor

ABSENT: Arthur Delmhorst

The following appeals were heard:

APPEAL No. PLZE201800043

Appeal of 257 Bruce Park Avenue, LLC, 257 Bruce Park Avenue, (Lot 1), Greenwich for variances of required parking and front yard setback to permit the construction of a new dwelling on a lot located in the R-6 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 combined with deficient right of way width. Therefore, the requested variances of required parking and front yard setback are granted from sections 6-155, 6-203 and 6-205 with the condition that the 5th required parking space, which is on the new rear lot, be deeded, via easement, to the front lot.

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. PLZE201800044

Appeal of 257 Bruce Park Avenue, LLC, 257 Bruce Park Avenue, (Lot 2), Greenwich for a variance of required gravel or paved way within an access way to permit the construction of a new dwelling on a proposed lot located in the R-6 zone.

It was unanimously RESOLVED that said appeal be granted with conditions

After due consideration, the Board finds there is hardship due to the lots topography combined with location of an existing paved/gravel way on an adjacent lot. Therefore, the requested variance of required gravel or paved way within an access way is granted from section 6-131 with the condition that the driveway needs adequate site lines and width to allow two cars to pass each other at the northern end of the driveway.

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. PLZE201800051

Appeal of Winnetka Partners, LLC, 52 John Street, Greenwich for a variance of required paved or gravel way within an access-way to permit a paved way outside the access way of a rear lot 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 there is hardship due to the need for emergency vehicle access. Therefore, the requested variance of required paved or gravel way within an access-way is granted from section 6-131(a)(3).

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. PLZE201800052

Appeal of Michael Dabrowski and Brooke McClure, 6 Perkely Lane, Riverside for variances of front rear and street side yard setback to permit the construction of a new dwelling located in the R-12 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 use. Accordingly, the appeal is denied.

APPEAL No. PLZE201800058

Appeal of The Greenwich Country Club Inc., 19 Doubling Road, Greenwich for special exception approval to permit Improvements to the Club's greens, outbuildings and associated infrastructure at a private club located in the 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)(2) of the Building Zone Regulations have been met. Accordingly, the special exception to permit Improvements to the Club's greens, outbuildings and associated infrastructure at a private club is granted.

APPEAL No. PLZE201800060

Appeal of Kevin Mahaney, 30 Oneida Drive, Greenwich for a variance of flood zone requirements to permit an addition to an existing dwelling located in the R-20 zone.

This application was withdrawn by the applicant.

APPEAL No. PLZE201800076

Appeal of Christopher Taussig Graves, 241 Valley Road, Greenwich for variances of floor area ratio, front and side yard setback to permit and addition to a dwelling located in the R-12 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 use. Accordingly, the appeal is denied.

The date of these minutes and rendition date of said decisions is April 23, 2018.

The next regular meeting is scheduled to be heard on April 25, 2018.

Wayne Sullivan, Acting Secretary