

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, April 12, 2017 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
John Vecchiolla

ABSENT: Wayne Sullivan

The following appeals were heard:

APPEAL No. PLZE201700106

Appeal of Lawrence and Jane Sperling, 569 Indian Field Road, Greenwich for variances of floor area ratio and density to permit the construction of a new dwelling and to allow for an existing guest cottage to remain 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 there is hardship due to the lot's size and reduction of non-conforming floor area. Therefore, the requested variances of floor area ratio and density, to allow for an existing guest cottage to remain, is granted from sections 6-93, 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. PLZE201700107

Appeal of 189 Davis Avenue LLC, et al, 189 Davis Avenue, Greenwich for a variance of front yard setbacks to permit the construction of 5 multifamily dwellings on a lot located in the R-6 zone.

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

The Board, after due consideration finds there is hardship due to deficient right of way widths, topography and the location of an existing sewer easement. Therefore, the requested variance of front yard setback, as shown on the zoning location survey drawn for 189 Davis Avenue, LLC dated April 17, 2013, is granted from sections 6-124, 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. PLZE201700114

Appeal of 25 Nawthorne, LLC, 25 Nawthorne Road, Old Greenwich for a variance of front yard setback to permit the placement of a new generator on a lot located in the R-12 zone.

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

The Board, after due consideration finds there is hardship due to the location of the coastal wetlands and flood zone boundary. Therefore, the requested variance of front yard setback is 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.

Ms. Kirkpatrick made a motion to approve the appeal which was seconded by Mr. Larson. Messrs. Larson Weisbrod, Delmhorst and Ms. Kirkpatrick voted in favor of the motion. Mr. Vecchiolla voted against the motion.

APPEAL No. PLZE201700138

Appeal of Matthew Emrich and Felicia Schecter-Emrich, 213 Riverside Avenue, Riverside for variances of floor area ratio to permit the enclosure of an existing porch on a dwelling located in the R-12 zone.

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

APPEAL No. PLZE201700161

Appeal of Kevin Greene, Trustee, for special exception approval, 21 Lia Fail Way, Greenwich to permit the conversion and use of a detached accessory structure into an accessory dwelling on a property located in the RA-1 zone.

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

APPEAL No. PLZE201700165

Appeal of Adam Sokolik, 29 Orchard Place, Greenwich for a variance of front yard setback to permit the addition of a dormer and portico on a dwelling located in the R-6 zone.

It was resolved that said appeal be denied in part and granted with conditions in part.

The Board, after due consideration finds there is hardship due to the narrowness of the lot combined with the location of the existing dwelling. Therefore, the requested variance of front yard setback, to permit the addition of a dormer is granted from sections 6-203 and 6-205 with the condition that the screening, as shown on zoning location survey, date stamped March 28, 2017, be installed and maintained.

The Board further finds that this relief can be granted without detriment to the public welfare or impairment to the integrity of the regulations.

Additionally, the Board finds there is no hardship articulated to justify the variance to allow for the front portico. Therefore, the appeal is denied.

Mr. Delmhorst made a motion to approve both appeals which was seconded by Mr. Larson. Messrs. Larson and Delmhorst voted in favor of the motion. Ms. Kirkpatrick, Mr. Vecchiolla and Mr. Weisbrod voted against the motion.

Mr. Weisbrod made a motion to approve the appeal of the front yard setback to permit the dormer with conditions and deny the appeal for the portico which was seconded by Ms. Kirkpatrick. Messrs. Weisbrod, Delmhorst, Vecchiolla and Ms. Kirkpatrick voted in favor of the motion. Mr. Larson voted against the motion.

The date of these minutes and rendition date of said decisions is April 24, 2017.

The next regular meeting is scheduled to be heard on April 26, 2017.

Lawrence Larson, Acting Secretary