

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, April 13, 2016 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
Ken Rogozinski

ABSENT: Patricia Kirkpatrick

The following appeals were heard:

APPEAL No. PLZE201600074

Appeal of Pol Sebastiaan and Lamsvelt Daphne, 10 Ben Court, Old Greenwich for a variance of front yard setback to permit the addition of a portico on a 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 location of the existing structure. Therefore, the requested variances of front yard setbacks are granted from section 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. PLZE201600083

Appeal of Miller Partners 321, LLC, 321 West Putnam Avenue, Greenwich for special exception approval to permit an auto dealership use on a commercial property located in the GB 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 6-100 of the Building Zone Regulations have been met. Accordingly, the special exception to permit an auto dealership use on a commercial property located in the GB zone, as shown on a development plan for 279-321 West Putnam Avenue, Greenwich, drawn by Rocco V. D'Andrea, dated, November 25, 2015 and architectural plans drawn by Ridberg & Associates, dated, December 21, 2015 is granted.

APPEAL No. PLZE201600084

Appeal of Clearwater Acquisitions, LLC, 273-315 West Putnam Avenue, Greenwich for special exception approval to permit an auto dealership use on a commercial property located in the GB 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 6-100 of the Building Zone Regulations have been met. Accordingly, the special exception to permit an auto dealership use on a commercial property located in the GB zone, as shown on a development plan for 279-321 West Putnam Avenue, Greenwich, drawn by Rocco V. D'Andrea, dated, November 25, 2015 and architectural plans drawn by Ridberg & Associates, dated, December 21, 2015 is granted.

The date of these minutes and rendition date of said decisions is April 25, 2016.

The next regular meeting is scheduled to be heard on April 27, 2016.

Arthur Delmhorst, Acting Secretary