

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, April 25, 2018 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT: Patricia Kirkpatrick, Chairman
Ken Rogozinski
John Vecchiolla
Frank O'Connor
Joe England

ABSENT: Arthur Delmhorst
Wayne Sullivan
Lawrence Larson

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 10:05 p.m.

The following appeals were heard:

APPEAL No. PLZE201800011

Appeal of Sedgwick Properties Corp., 15 Close Road, Greenwich for special exception approval to permit construction of an indoor pool area in excess of 1,200 square feet on a property located in the RA-4 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, 6-95 (a)(8) of the Building Zone Regulations have been met. Accordingly, the special exception to permit construction of an indoor pool area in excess of 1,200 square is granted with the condition that the indoor pool use be used for private purposes only.

APPEAL No. PLZE201800024

Appeal of Palmer Island, LLC, 10 South End Court (Lot 1), Old Greenwich for a variance of front yard setback to permit the construction of a new dwelling on a proposed lot located in the R-12 zone.

It was RESOLVED to be continued at the applicant's request.

On request from the Applicant this matter was continued on motion made by Mr. Ken Rogozinski and seconded by Mr. Joseph England. The vote was 4-0-0 as Mr. Frank O'Connor recused himself.

APPEAL No. PLZE201800025

Appeal of Palmer Island, LLC, 10 South End Court (Lot 2), Old Greenwich for a variance of front yard setback to permit the construction of a new dwelling on a proposed lot located in the R-12 zone.

It was RESOLVED to be continued at the applicant's request.

On request from the Applicant this matter was continued on motion made by Mr. Ken Rogozinski and seconded by Mr. Joseph Angland. The vote was 4-0-0 as Mr. Frank O'Connor recused himself.

APPEAL No. PLZE201800088

Appeal of Joe and Justine Cerniglia, 19 Pinecroft Road, Greenwich for a variance of front and side yard setbacks to permit the placement of a new transformer on a lot located in the RA-2 zone.

It was unanimously RESOLVED that said appeal be dismissed without prejudice.

As the applicant did not appear at the hearing a motion was made by Mr. Joseph Angland and seconded by Mr. Ken Rogozinski to dismiss this appeal without prejudice. This Motion passed unanimously 5-0-0.

APPEAL No. PLZE201800089

Appeal of Greenwich Academy Inc., 16 Ridgeview Avenue, Greenwich for special exception approval to permit the demolition and reconstruction of a building for preschool and staff apartment on lot located in the RA-1 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, 6-94 (a)(5) of the Building Zone Regulations have been met.

After comments from the neighborhood and letter of support from the Greenwich Land Trust that the school and Trust were working in concert to improve maintenance of the conservation area to attempt to limit neighborhood flooding. A motion was made by Mr. John L. Vecchiolla and seconded by Mr. Ken Rogozinski it was unanimously resolved that the special exception to permit the demolition and reconstruction of a building for preschool and staff apartment is granted with the condition with the condition that the apartment be used by a single family only.

APPEAL No. PLZE201800094

Appeal of Greenwich Historical Society Inc., 37 & 47 Strickland Road, Cos Cob for a variance of sign size to permit the placement of a new sign on a lot located in the R-6 and R-7 zones.

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

After due consideration, the Board finds there is hardship due to location and unusual makeup of the site. Therefore, the requested variance of allowable sign size is granted from sections 6-163(4) and 6-165(b), on motion duly made by Mr. John L. Vecchiolla and seconded by Mr. Joseph Angland said motion passed 4-1-0. Ms. Patricia Kirkpatrick voted against this motion as she did not find a hardship.

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. PLZE201800095

Appeal of VOF Realty, LLC, 144 Milbank Avenue, Greenwich for variances of side and rear yard setbacks to permit the construction of a new dwelling and additions to an existing garage located in the R-6.

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

After due consideration, the board finds there is hardship due to the elimination of non-conformities with the new dwelling. Therefore, the requested variances of side and rear yard setbacks are granted from sections, 6-203 and 6-205

On motion made by Mr. Ken Rogozinski and seconded by Mr. Frank O'Connor, it was unanimously resolved as there would be no negative impact to the neighborhood to approve this application with the condition that the existing bike shed to the rear or the proposed garage be removed.

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

Meeting was adjourned at 10:05 p.m.

The date of these minutes and rendition date of said decisions is May 7, 2018.

The next regular meeting is scheduled to be heard on May 9, 2018.

John Vecchiolla, Acting Secretary