MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, May 13, 2015 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT: Patricia Kirkpatrick, Acting Chairman
Lawrence Larson, Acting Secretary
Wayne Sullivan
Ken Rogozinski

ABSENT: David Weisbrod
Arthur Delmhorst
Ennala Ramcharandas

The following appeals were heard:

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. PLZE201500114

Appeal of The Belle Haven Land Company, 99 Glenwood Drive, Greenwich for special exception approval and variance of front and rear yard setback to permit the construction of a new pool, patio, ADA compliant ramp and mechanical equipment vault at a private club located in the RA-1 zone.

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

The Board voted unanimously to hear as new business testimony regarding a variance for a proposed pool in addition to the proposed variance application for a new patio, ADA ramp and mechanical equipment vault. After due consideration, the Board finds there is hardship due to the pre-existing location on the lot combined with the lot shape. Therefore, the requested variances for front and rear yard setback are granted from sections 6-205 and 6-205 with the condition that 3 foot evergreen screening be installed and maintained near the lot line adjacent to the new mechanical vault.

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 that the special exception standards as provided by sections 6-19, 6-20 and 6-94 of the Building Zone Regulations have been met. Accordingly, the special exception to permit alterations at a private club is granted.
APPEAL No. PLZE201500121

Appeal of UB Greenwich I, LLC, 125-143 West Putnam Avenue, Greenwich for a variance of sign location to permit the placement of a new freestanding sign on a commercial property located in the GB zone.

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

APPEAL No. PLZE201500135

Appeal of Mason Acquisition, LLC, 125 Mason Street, Greenwich for a variance of required sign to ground clearance to permit the installation of a new freestanding sign located in the CGB zone.

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

After due consideration, the Board finds there is hardship due to the location of the building and driveway combined with the request of the Architectural Review Committee to lower the height of the proposed sign. Therefore, the requested variances for required ground to sign clearance is granted from section 6-167 with conditions. The sign is to be centered between the building and property line, the ground to sign clearance is to be at least 4 feet with overall height of the sign not to exceed 8 feet.

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. PLZE201500137

Appeal of Allen and Rebecca Vetrosky, 13 Webb Avenue, Old Greenwich for a variance of side yard setback and special exception approval to permit the construction of a new detached garage located in the R-7 zone.

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

APPEAL No. PLZE201500145

Appeal of Stephen Shea, 21 Cary Road, Greenwich for a variance of front yard setback and allowable building height to permit the addition of a second floor and 2 story entryway on 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 preexisting nonconforming location of the existing dwelling combined with the site’s topography and the existence of ledge. Therefore, the requested variance of allowable building height within a setback and front yard setback, to permit the addition of a second floor 6.15 feet from the front lot line, is 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. PLZE201500154

Appeal of Marko and Grace Djuranovic, 4 Gisborne Place, Old Greenwich for variances of front and rear setbacks to permit additions 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 orientation of the building on the lot combined with the lot’s shape on a cul du sac. Therefore, the requested variances of front 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.

The date of these minutes and rendition date of said decisions is May 25, 2015.

The next regular meeting is scheduled to be heard on May 27, 2015.

Lawrence Larson, Acting Secretary