

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, May 23, 2018 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT: Patricia Kirkpatrick, Chairman
Arthur Delmhorst, Secretary
Wayne Sullivan
Ken Rogozinski
John Vecchiolla
Joseph Angland

The following appeals were heard:

APPEAL No. PLZE2018 0024

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.

This application was withdrawn by the applicant.

APPEAL No. PLZE2018 0025

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 unanimously RESOLVED that said appeal be continued.

APPEAL No. PLZE2 0180181

Appeal of Donald Kudrick & Necla Kirtock, 47 Nutmeg Drive, Greenwich for a variance of floor area ratio to permit an addition to an existing dwelling on a lot located in the RA-2 zone.

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

After due consideration, the Board finds there is hardship due to the lot's topography. Therefore, the requested variance of floor area ratio is granted from section 6-203 and 6-205.

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

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. PLZE2018 0182

Appeal of Miles Belle, LLC, 2 Windrose Way, Greenwich for a variance of side yard setback to permit the placement of mechanical equipment on a lot located in the RA-2 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 existing equipment. Therefore, the requested variance of side yard setback, to permit an existing generator to be replaced, is granted from sections 6-203 and 6-205 with the condition that the 6-foot evergreen screening plantings be installed and maintained around the generator and gas meter.

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. PLZE2018 0194

Appeal of Pathways Inc., 8 Sinaway Road, Greenwich for variances of front yard setback floor area ratio and special exception approval to permit the construction of a new Community Center/ Educational Facility on a lot located in the R-7 zone.

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

After due consideration, the board finds there is hardship due to the type of use combined with the lot's shape and size. Therefore, the requested variances of front yard setback and floor area ratio is granted from sections 6-203 and 6-205.

Further, 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. Accordingly, the special exception to permit the construction of a new Community Center/ Educational is granted with the conditions that facility be limited to a maximum of 40 individuals at any time, the hours of operation be 9:00 am to 2:00 pm., and that the facility is only to be open from Monday through Friday

Joseph Angland sat for Patricia Kirkpatrick who recused herself for this appeal. Wayne Sullivan acted as Chairman for this appeal.

APPEAL No. PLZE2018 0197

Appeal of Sanie Zhang, 40 Locust Road, Greenwich for special exception approval to permit the construction of a new barn on a lot 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)(2) of the Building Zone Regulations have been met. Accordingly, the special exception to permit the construction of a new barn is granted with the conditions that facility be limited to personal use.

APPEAL No. PLZE2018 0228

Appeal of Frank Kenny-Willgreen Holdings, LLC, 140 Greenwich Avenue, Greenwich for a variance of floor area ratio to permit the infill of an existing auto elevator on the second floor of a building located in the CGBR zone.

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

After due consideration, the board finds there is hardship due to the practical difficulty of leaving an automotive elevator in a residential building where it will no longer be used. The Board notes the reduction of the buildings bulk with the elimination of the bulkhead for the elevator. Therefore, the requested variance of floor area ratio is granted from sections 6-134 (b), 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 June 4, 2018.

The next regular meeting is scheduled to be heard on June 13, 2018.

Arthur Delmhorst, Secretary