

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, May 24, 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
Wayne Sullivan

The following appeals were heard:

APPEAL No. PLZE201700075

Appeal of Fisk Management, LLC, 63 Church Street, Greenwich for variances of side yard setbacks, lot coverage, FAR, required parking, required lot area, allowable lot coverage, required garage space and permitted use to permit the conversion of existing office to multi-family residence located in the LBR-2 zone.

It was RESOLVED that said appeal be denied.

After due consideration, the Board found there was no hardship articulated to justify the requested variances of side yard setbacks, lot coverage, FAR, required parking, required lot area, allowable lot coverage, required garage space and permitted use. Accordingly, the appeal is denied.

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

Mr. Delmhorst made a motion to approve the variances which was seconded by Mr. Weisbrod. Messrs. Weisbrod and Delmhorst voted in favor of the motion. Messrs. Sullivan, Larson and Ms. Kirkpatrick voted against the motion. Having failed to receive four affirmative votes the motion does not pass and the appeal is denied.

APPEAL No. PLZE201700102

Appeal of Lavin, LLC, 51 North Stanwich Road, Greenwich for variances of rear yard setback and floor area ratio to permit additions to a dwelling located in the RA-4 zone.

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

APPEAL No. PLZE201700220

Appeal of Jeremy E Kaye, Trustee, 53 Dingtletown Road, Greenwich for variances of street side yard setback to permit the reconstruction of a patio and the placement of a pool cover well and spa on a residential property 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 location of the existing pool, lot topography and the location of wetlands. Therefore, the requested variance of street side yard setback is granted from sections 6-132(b), 6-128(a) 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. PLZE201700228

Appeal of Brunswick School Inc., 100 Maher Avenue, Greenwich for a variance of allowable building height and special exception approval to permit the construction of a new atrium on an educational building located in the R-20 and R-6 zones.

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 6-94 of the Building Zone Regulations have been met. Accordingly, the special exception to permit the construction of a new atrium on an educational building is granted.

Additionally, the Board finds there is hardship due to the location of the height of the existing building combined with the lot's topography. Therefore, the requested variance of allowable building height is granted from sections 6-6-203 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. PLZE201700230

Appeal of Frank Murray, 21 Dale Drive, Greenwich for a variance of front yard setback to permit additions to a dwelling located in the R-7 zone.

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

APPEAL No. PLZE201700236

Appeal of Virginia & JB Lockhart, 19 Crescent Road, Riverside for a variance of side yard setback to permit additions to a dwelling located in the R-12 zone.

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

APPEAL No. PLZE201700005

Appeal of 70 Hamilton Avenue Associates, LLC, 70 Hamilton Avenue, Greenwich alleging error in the failure to certify zoning compliance for mixed used building located in the R-6 zone.

This application was withdrawn by the applicant.

The date of these minutes and rendition date of said decisions is June 5, 2017.

The next regular meeting is scheduled to be heard on June 14, 2017.

Lawrence Larson, Acting Secretary