MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, May 25, 2016 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT:     David Weisbrod, Chairman
Lawrence Larson, Acting Secretary
Patricia Kirkpatrick
Ken Rogozinski

ABSENT:  Arthur Delmhorst

The following appeals were heard:

**APPEAL No. PLZE201600183**

Appeal of Frank Gordiski, 37 Morgan Avenue, Greenwich for variances of front and side yard setback to permit the placement of a new generator on a lot 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 lot’s shape and the location within a flood zone. Therefore, the requested variances of front and side yard setback to permit the placement of a new generator are granted from sections 6-128 (e), 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. PLZE201600192**

Appeal of the Milbrook Corporation, 61 Woodside Drive (East Side), Greenwich for a variance of front yard setback and special exception approval to permit the placement of 4 Paddle Tennis courts and the construction of a new Paddle Tennis Pavilion at a private club located in the R-20 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 6-94(a)(2) of the Building Zone Regulations have been met. Accordingly, the special exception to permit to the placement of 4 Paddle Tennis courts and the construction of a new Paddle Tennis Pavilion at a private club is granted.

Further, the Board finds there is hardship due to the unique nature of the club’s property being bisected by a private road. Therefore, the requested variance of front yard setback to permit to the placement of 4 Paddle Tennis courts and the construction of a new Paddle Tennis Pavilion at a private club is granted from sections 6-9, 6-144, 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. PLZE201600193

Appeal of the Milbrook Corporation, 61 Woodside Drive (West Side), Greenwich for variances of front yard setback, street side yard setback and special exception approval to permit the construction of a new Kiosk with Pergola as well as additions to the main Clubhouse and renovations to the existing pool house at a private club located in the R-20 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 6-94(a)(2) of the Building Zone Regulations have been met. Accordingly, the special exception to permit the construction of a new Kiosk with Pergola as well as additions to the main Clubhouse and renovations to the existing pool house is granted.

Further, the Board finds there is hardship due to the unique nature of the club’s property being bisected by a private road which results in a corner lot. Therefore, the requested variance of front and street side yard setback to permit the construction of a new Kiosk with Pergola as well as additions to the main Clubhouse and renovations to the existing pool house at a private club is granted from sections 6-9, 6-144, 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. PLZE201600200

Appeal of Mark and Jodi Sattler, 86 Lower Cross Road, Greenwich for variances of front, side yard setbacks to permit additions and alterations to a dwelling located in the RA-4 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 front and side yard setbacks to permit additions and alterations to a dwelling. Accordingly, the appeal is denied.

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

APPEAL No. PLZE201600201

Appeal of John and Michelle Cracraft, 7 Relay Place, Cos Cob for special exception approval; to permit the construction of a new 2 car garage on a lot located in the R-7 zone.
After due consideration, the Board finds that the special exception standards as provided by sections 6-19, 6-20 and 6-95 (a)(2)(A) of the Building Zone Regulations have been met. Accordingly, the special exception to permit the construction of a new construction of a new 946 square foot, 2 car garage with carport and studio/playroom above is granted.

APPEAL No. PLZE201600227

Appeal of Dean and Jonna Bell, 19 Ritch Avenue, Greenwich for a variance of side yard setback to permit an addition to a dwelling located in the R-6 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 lot’s width and size. Therefore, the requested variance of side yard setback to permit an addition to a dwelling is 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.

APPEAL No. PLZE201600239

Appeal of Peter Buccieri, 24 Harold Street, Cos Cob for variances of required side yards, lot coverage and floor area ratio to permit a multi-family development in the R-6 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 topography including unique lot shape. The Board notes this lot was created 77 years prior to the regulation change discounting zoning lot area for overlapping required yards and that the required lot shape for the R-6 zone fits into the area to be discounted. The requested variances of required side yard for calculation of zoning lot area is therefore, granted from Sections 6-5(a)(56.1), 6-203 and 6-205 of the Building Zone Regulations.

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 6, 2016.

The next regular meeting is scheduled to be heard on June 15, 2016.

Lawrence Larson, Acting Secretary