MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, May 27, 2015 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT:  Patricia Kirkpatrick, Acting Chairman
Arthur Delmhorst, Acting Secretary
Lawrence Larson
Ennala Ramcharandas
Ken Rogozinski

ABSENT:  David Weisbrod, Chairman

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 granted in part and denied in part.

After due consideration, the Board finds there is hardship due to the location of the existing building on a corner lot in granting the variances of street side yard setback for the larger addition extending to the south of the existing dwelling. The Board further finds that there was no hardship articulated to permit the increase to the degree of nonconformity for the smaller addition extending to the west of the existing dwelling. Therefore, the requested variance of street side yard setback is granted to permit the addition extending to the south, but not the addition extending to the west.

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. 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 granted with conditions.

After due consideration, the Board finds there is hardship due to the pre-existing orientation of the building on a narrow lot. Therefore, the requested variances sign location and area are granted from section 6-164(a)(1)(B)(i), with the condition there be no additional signage on the east or south side of the building.

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 granted in part and denied in part.

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 876 square foot garage is granted.

After due consideration The Board further finds that there was no hardship articulated to justify the requested variance of side yard setback and the appeal is therefore denied.

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

APPEAL No. PLZE201500006

Appeal of Thor Magnus & Katherine Skahan, 7 Connecticut Avenue, Greenwich for variances of permitted number of stories and dual front yard setbacks to allow for the reconstruction of a dwelling located in the R-6 zone.

This appeal was withdrawn by the applicant.

APPEAL No. PLZE201500159

Appeal of Fayez & Mira Muhtdie, 28 Leeward Lane, Greenwich for a variance of floor area ratio rear and front yard setback to permit the construction of a new dwelling located in the RA-1 zone.

It was RESOLVED that said appeal be granted in part and denied in part.

The Board voted unanimously to hear as new business testimony regarding a variance for rear yard setback for the proposed dwelling in addition to the proposed variance application for a floor area ratio and front yard setback.

After due consideration, the Board finds there is hardship due to the shape of the lot located on a private right of way combined with the length of lot frontage which reduces the lot size. Therefore the requested variance of floor area ratio to permit the construction of a new dwelling pool house and garage consisting of 7,150 square feet.

Mr. Ramcharandas made a motion to approve the appeal for floor area ratio which was seconded by Mr. Rogozinski. Messrs.’ Delmhorst, Rogozinski, Ramcharandas and Ms. Kirkpatrick voted in favor of the motion and Mr. Larson voted against.
After due consideration, the Board further finds that there was no hardship articulated to justify the granting of variances for front and rear yard setback.

Ms. Kirkpatrick made a motion to deny the appeal for front and rear yard setbacks which was seconded by Mr. Delmhorst. Messrs. Delmhorst, Rogozinski, Larson and Ms. Kirkpatrick voted in favor of the motion and Mr. Ramcharandas voted against.

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

**APPEAL No. PLZE201500190**

Appeal of Carter Brooke Vann, 120 Valley Drive, Greenwich for a variance of front yard setback to permit the addition of a second floor and covered entry on a dwelling located in the RA-1 zone.

It was RESOLVED that said appeal be denied.

After due consideration, the Board finds there was no hardship articulated to justify the granting of variances of front yard setback. The appeal is therefore denied.

**APPEAL No. PLZE201500201**

Appeal of Michael Kovner, 25 Wilshire Road, Greenwich requesting special exception approval to permit the construction of a new detached garage located in the RA-4 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 6-95(a)(2) of the Building Zone Regulations have been met. Accordingly, the special exception to permit the construction of a new 1,300 square foot 3 car garage is granted.

**APPEAL No. PLZE201500205**

Appeal of Rafi Khan, 17 Thornhill Road, Riverside for a variance of side yard setback and special exception approval to permit the additions of a second floor on an existing garage located in the R-7 zone.

It was 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 6-95(a)(2) of the Building Zone Regulations have been met. Accordingly, the special exception to permit and addition to an existing garage resulting in an 880 square foot garage is granted.

Mr. Rogozinski made a motion to approve the appeal which was seconded by Mr. Ramcharandas. Messrs.’ Delmhorst, Rogozinski, Ramcharandas and Ms. Kirkpatrick voted in favor of the motion and Mr. Larson voted against.
The Board further finds that there is hardship due to the lot’s shape and topography. Therefore the requested variance of side yard setback is granted from section 6-205 to permit additions to an existing garage.

The date of these minutes and rendition date of said decisions is June 8, 2015.

The next regular meeting is scheduled to be heard on June 10, 2015.

Arthur Delmhorst, Acting Secretary