MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, June 14, 2017 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT:     Patricia Kirkpatrick, Acting Chairman
             Wayne Sullivan, Acting Secretary
             Ken Rogozinski
             John Vecchiolla
             Frank O'Connor

ABSENT:     David Weisbrod
            Arthur Delmhorst
            Lawrence Larson

The following appeals were heard:

APPEAL No. PLZE201700140

Appeal of Alpha Realty & Development, LLC, 1191 East Putnam Avenue, Greenwich for a variance of allowable fence/wall height to allow for an existing wall/fence to remain on a commercial property located in the LB 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 topography. Therefore, the requested variance of allowable wall height to permit a new fence atop an existing wall along the rear lot line is granted from sections 6-140.2, 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. PLZE201700236

Appeal of Virginia & JB Lockhart, 19 Crescent Road, Riverside for a variance of front yard setback to permit additions to a dwelling located in the R-12 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 shape and road curvature. Therefore, the requested variance of front yard setback is granted from sections 6-203 and 6-205 with the conditions that the mature evergreens, as shown on proposed site plan titled Lockhart Garage Expansion/Addition date revised, 5/31/17 be maintained or replaced as noted. (Continued on next page)

John Vecchiolla made a motion to approve the appeal which as seconded by Patricia Kirkpatrick. Messrs.' Vecchiolla, O'Connor, Rogizinski and Ms. Kirkpatrick voted in favor of the motion. Mr. Sullivan 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. PLZE201700230

Appeal of Frank Murray, 21 Dale Drive, Greenwich for a variances of building height within a setback, building separation, front and side yard setbacks to permit additions to 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 lot shape and preexisting non-conforming location of the dwelling. Therefore, the requested variances of building height within a setback, building separation and front 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.

APPEAL No. PLZE201700196

Appeal of 500 Lake Avenue, LLC and Foster Lake, LLC, 0 & 500 Lake Avenue, Greenwich for a two (3) lot subdivision previously denied by the Planning and Zoning Commission (No. PLPZ 2016-00596) in the RA-2 zone.

This application was withdrawn by the applicant.

APPEAL No. PLZE201700176

Appeal of The Stanwich School Inc., 257 Stanwich Road, Greenwich for special exception approval to permit the construction of a new 7,393 square foot addition on to an existing school building located in the RA-2 zone.

It was unanimously RESOLVED that said appeal be granted on the following grounds: (Continued on next page).

After due consideration, the Board finds that the special exception standards as provided by sections 6-19, 6-20 and 6-94(a)(5) have been met. Accordingly, the special exception to permit the construction of a new 7,393 square foot addition on to an existing school building is granted.

The date of these minutes and rendition date of said decisions is June 26, 2017.

The next regular meeting is scheduled to be heard on June 28, 2017.

Wayne Sullivan, Acting Secretary