MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, June 15, 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
Wayne Sullivan
Ken Rogozinski

ABSENT: Arthur Delmhorst

The following appeals were heard:

APPEAL No. PLZE201600165

Appeal of Brunswick School Inc. 100 Maher Avenue, Greenwich for special exception approval to permit the construction of a new maintenance shed at a private school located in the R-6 and R-20 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 6-95 of the Building Zone Regulations have been met. Accordingly, the special exception to permit construction of a new maintenance shed is granted.

Ken Rogozinski recused himself for this appeal.

APPEAL No. PLZE201600184

Appeal of Timothy and Merritt McConnell, 24 Hendrie Lane, Riverside for variances of front and rear yard setbacks to permit additions to a dwelling located in the R-12 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 combined with the location of the existing structure. Therefore, the requested variances of front and rear yard setbacks to permit additions to a dwelling are granted from sections 6-128 (d) 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. PLZE201600185

Appeal of Michel & Masoomeh Priou, 61 Hillside Drive, Greenwich for variances of front and side yard setbacks to permit the construction of a new dwelling 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 there is hardship due to the location of the existing dwelling combined with the narrowness of the through lot. Therefore, the requested variance of side yard setback to permit the construction of a new 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.

The Board notes that the requested variance of front yard setback is no longer needed due to the change to section 6-125 of the regulations.

APPEAL No. PLZE201600209

Appeal of Robert and Stephanie Erhhart, 21 Leeward Lane, Riverside for a variance of front yard setback to permit the construction of a new dwelling on a lot located in the R-20 zone.

It was unanimously RESOLVED that said appeal be continued at the applicants request.

APPEAL No. PLZE201600225

Appeal of 41 Riverside, LLC, 41 Riverside Lane, Riverside for a variance of rear yard setback to allow an existing addition to remain on a lot located in the R-20 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 dwelling combined with the narrowness of the through lot. Therefore, the requested variance of side yard setback to permit the construction of a new 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.

Ms. Kirkpatrick made a motion to approve the appeal which was seconded by Mr. Larson. Messrs. Larson Weisbrod, Rogozinski and Ms. Kirkpatrick voted in favor of the motion. Mr. Sullivan voted against the motion.
APPEAL No. PLZE201600235

Appeal of 10A Elm St., LLC, 10 Elm Street, Cos Cob for variances of front and side yard setbacks to permit the addition of dormers to a dwelling located in the R-12 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 location of the existing dwelling combined with the topography of the lot. Therefore, the requested variances of front and side yard setback to permit the addition of dormers to a dwelling 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. PLZE201600241

Appeal of Greenwich Historical Society, Inc., 39-47 Strickland Road, Cos Cob for a variance of permitted number of stories and special exception approval to the construction of a new Archives building and parking lot on a property located in the R-6 and R-7 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 6-205(a), 6-19, 6-20, 6-97(a)(1) and 6-94(a)(5) of the Building Zone Regulations have been met. Accordingly, the special exception to permit construction of a new 7,741 SF Archives/Gallery building which will be connected to the rear of an existing building located at 47 Strickland Road and the enlargement of the existing parking lot from 22 to 48 spaces as well as associated landscaping drainage and lighting improvements is granted.

Additionally, the Board finds there is hardship due to the Historic nature of the site and its buildings combined with the lot’s topography and location adjacent to the Thruway. Therefore, the requested variance for number of stories is granted from section 6-205(a).

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 27, 2016.

The next regular meeting is scheduled to be heard on June 22, 2016.

Lawrence Larson, Acting Secretary