

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, June 22, 2016 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT: David Weisbrod, Chairman
Arthur Delmhorst, Acting Secretary
Lawrence Larson
Patricia Kirkpatrick
Wayne Sullivan

The following appeals were heard:

APPEAL No. PLZE201600245

Appeal of DFTJV, LLC, 531 Indian Field Road, Greenwich for a variance of allowable use to permit the construction of accessory structures on a lot without a primary structure located in the RA-2 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 primary parcel being an island which is located in the flood zone Therefore, the requested variance of allowable use to permit the construction of accessory structures on a lot without a primary structure are granted from sections 6-147(b).

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. PLZE201600248

Appeal of Zorianna and Robert Altomaro II, 57 Sundance Drive, Cos Cob for a variance of allowable fence / wall height to permit the placement of a fence on top of a wall 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 topography of the lot. Therefore, the requested variance of allowable fence / wall height is granted from sections 6-140.2

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

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

APPEAL No. PLZE201600267

Appeal of Nanette C. Lucier-Laffan and Federico Laffan, 2 Osceola Drive, Cos Cob for special exception approval to permit the construction of a new garage 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 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 764 square foot garage, as shown on submitted plans, is granted.

APPEAL No. PLZE201600272

Appeal of Crystal and Joel Berry, 27 Woods Avenue, Greenwich for a variance of rear yard setback to permit the construction of a deck on a dwelling located in the R-20 zone.

The Board, after due consideration, finds there is hardship due to the lot's shape and size. Therefore, the requested variance for rear yard setback 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. PLZE201600275

Appeal of the Stanwich Club Inc., 888 North Street, Greenwich for special exception approval to permit additions and alterations to the "Clubhouse" at a private club 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 6-94 of the Building Zone Regulations have been met. Accordingly, the special exception to permit the reconfiguration and expansion of the terrace to the rear of the clubhouse and the construction a new second story deck or patio above the new terrace is granted.

APPEAL No. PLZE201600282

Appeal of Steven and May Wan Decicco, 21 Cove Road, Greenwich for variances of floor area ratio and allowable building height to permit alterations to a dwelling located in the R-20 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 floor area ratio and building height within a setback to permit alterations to a dwelling. Accordingly, the appeal is denied.

Mr. Larson made a motion to approve the variance which was not seconded.

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

The date of these minutes and rendition date of said decisions is July 4, 2016.

The next regular meeting is scheduled to be heard on June 13, 2016.

Arthur Delmhorst, Acting Secretary