MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, June 24, 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
Steven Certilman
Ken Rogozinski

ABSENT: Ennala Ramcharandias
David Weisbrod

The following appeals were heard:

**APPEAL No. PLZE201500183**

Appeal of 81 Byram Shore Road, LLC, 81 Byram Shore Road, Greenwich alleging error in the Zoning Enforcement Officers decision regarding requirement of site plan approval for the installation of tennis court lighting.

It was unanimously RESOLVED that said appeal be continued at the applicant’s request.

**APPEAL No. PLZE201500252**

Appeal of 129 Havemeyer Place Owners, LLC, 129 Havemeyer Place, Greenwich for an appeal of allowable fence/wall height to permit the erection of a new fence located in the R-6 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 lots topography and shape combined with the existence of ledge. The requested variance of allowable fence/wall height is, therefore granted from Section 6-140.2 of the Building Zone Regulations.

Mr. Certilman made a motion to approve the appeal which was seconded by Mr. Larson. Messrs.’ Larson, Delmhorst, Certilman, and Rogozinski voted in favor of the motion and Ms. Kirkpatrick 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. PLZE201500253

Appeal of Andres Linares, 108 Havemeyer Lane, Greenwich for a variance of front yard setback to permit additions to a dwelling located in the R-20 zone.

It was unanimously RESOLVED that said appeal be granted on the following grounds:

The Board finds, after due consideration, there is hardship due to the Greenwich-Stamford municipal boundary line which traverses the front yard of the lot and functions as the lot line for zoning purposes. The requested variance of required front yard is, therefore, granted from Sections 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.

APPEAL No. PLZE201500267

Appeal of Gilian Levy and Alexander Finkelstein, 15 Cottage Court, Cos Cob for variances of front and rear yard setbacks to permit additions on 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 size and shape combined with the location of the existing dwelling. The requested variances of front and rear yard setback are therefore granted from Sections 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.

APPEAL No. PLZE201500295

Appeal of Scott Lumby, 8 West View Place, Greenwich for variances of front rear 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’s shape and right of way width combined with the location of the existing dwelling. The requested variances of front and side yard setbacks are therefore granted from Sections 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.
APPEAL No. PLZE201500299

Appeal of Christopher and Candice Procaccini, 19 Angus Lane, Greenwich for special exception approval to permit the construction of an indoor athletic facility in excess of 1,200 square feet in area.

The application was left open.

APPEAL No. PLZE201500300

Appeal of Carter Brooke Vann, 120 Valley Drive, Greenwich for front yard setback and building height within a setback to permit additions to a dwelling located in the RA-1 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’s shape and right of way width combined with the lot being on a corner. The requested variance of front yard setback are therefore granted from Sections 6-141(b)(2)(B)ii,iii and 6-205a of the Building Zone Regulations.

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

The date of these minutes and rendition date of said decisions is July 6, 2015.

The next regular meeting is scheduled to be heard on July 8, 2015.

Arthur Delmhorst, Acting Secretary