

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, June 28, 2017 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT: Patricia Kirkpatrick Acting Chairman
Arthur Delmhorst, Acting Secretary
Wayne Sullivan
Ken Rogozinski

ABSENT: David Weisbrod
Lawrence Larson

The following appeals were heard:

APPEAL No. PLZE201700102

Appeal of Lavin, LLC, 51 North Stanwich Road, Greenwich for variances of rear yard setback and floor area ratio to permit additions to a dwelling located in the RA-4 zone.

It was unanimously RESOLVED that said appeal be granted with conditions.

After due consideration, the Board finds there is hardship due to the lot size and the non conforming location of the existing dwelling. Therefore, the requested variances of floor area ratio and rear yard setback are granted from sections 6-203 and 6-205 with the conditions that the applicants remove the existing 465 square foot barn and that the floor area for the property be limited to 2,773 square feet.

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

APPEAL No. PLZE201700222

Appeal of Richard Ellenbogen & Debra Weissman. 6 Ledge Road, Old Greenwich, alleging error in the issuance of a Cease and Desist order for a commercial vehicle located in the R-12 zone.

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

After due consideration, the Board finds no error in the Zoning Enforcement Officer's decision to issue a Cease and Desist for the parking of a commercial vehicle on a residential property located at 6 Ledge Road in Old Greenwich, Ct. Therefore, the requested appeal is denied.

APPEAL No. PLZE201700256

Appeal of Christopher & Susan Broadbent, 32 Bishop Drive South, Greenwich for a variance of allowable stories (3 & ½) 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 long narrow lot combined with its topography. Therefore, the requested variances of permitted number of stories to permit a 3 and ½ story addition 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 impairments to the integrity of the regulations.

APPEAL No. PLZE201700288

Appeal of Closes Brook, LLC., 65 John Street, Greenwich for a variance of maximum access way width to permit the combining of 2 rear lots 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 there is a practical difficulty in reducing the width of the access-way in order to permit the combining of 2 rear lots which would result in a lot access-way which exceeds the allowable width. Therefore, the requested variance of allowable access-way width is granted from section 6-131(a)2.

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

APPEAL No. PLZE201700290

Appeal of 25 west Way, LLC, 25 West Way, Old Greenwich for a variance of floor area ratio and front yard setback to permit the construction of a dwelling located in the R-20 zone.

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

APPEAL No. PLZE201700292

Appeal of Milbank Investment Holdings, LLC, 25, 257, 259, 261 & 263 Milbank Avenue, Greenwich and 71 Havemeyer Place, Greenwich for a variance of required lot width and easement area inclusion to permit the merger of 6 lots into one for the purposes of constructing a multi-family dwelling located in the R-6 zone.

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

The date of these minutes and rendition date of said decisions is July 10, 2017.

The next regular meeting is scheduled to be heard on July 12, 2017.

Arthur Delmhorst, Acting Secretary