

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, July 25, 2018 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT: Patricia Kirkpatrick, Chairman
Arthur Delmhorst, Secretary
Wayne Sullivan
Ken Rogozinski
John Vecchiolla
Frank Baratta

Frank Baratta did not vote on any of the appeals

The following appeals were heard:

APPEAL No. PLZE2018 00357

Appeal of John Melvin, 36 Meadow Road, Riverside for special exception approval to permit the construction of a new garage on a lot 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) of the Building Zone Regulations have been met. Accordingly, the special exception to permit the construction of a new 728 square foot detached garage is granted.

APPEAL No. PLZE2018 00360

Appeal of 131 Old Mill, LLC., 0 & 131 Old Mill Road, Greenwich for special exception approval to permit the construction of 2 accessory buildings in excess of 1,200 square feet and for the keeping of 14 horses on a lot located in the RA-4 zone.

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

The Board further finds that the special exception standards as provided by sections 6-19, 6-20, 6-95(a)(2)(A) and 6-94(a)(8). have been met. Accordingly, the special exception to permit the keeping of 14 horses, construction of a stable/barn 8,508 SF in size and shed 1,819 in size is granted with the following conditions:

1. There be no exterior lighting of the facilities except for safety lighting.
2. Dust free material shall be maintained in the open arena.

3. The proposed Landscape Plan drawn by, Janice Parker Architects, revised 7/25/18, be implemented and maintained.
4. The "Plan for Horse Farm Management" done for 131 Old Mill Road-The Sternlicht family be implemented.
5. The Horse Management Plan be amended to include insect control.
6. The use of the facilities be limited to family members.
7. There is to be no more than 14 horses on site at any time.

APPEAL No. PLZE2 01800361

Appeal of Maria Herrmann and Marco Schnabl, 11 Old Forge Road, Greenwich for a variance side yard setback to permit an addition and deck to a dwelling located in the RA-2 zone.

It was unanimously RESOLVED that said appeal be denied.

After due consideration, the Board found there was no hardship articulated to justify the requested variance of side yard setbacks. Accordingly, the appeal is denied.

APPEAL No. PLZE2018 00362

Appeal of Debbie Herrington & Douglas Sawyer, 48 Ridge Street, Greenwich for a variance allowable stories to permit an addition to 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 construction of the dwelling prior to zoning regulations. The Board notes that the additions will not increase the buildings height. Therefore, the requested variance of allowable stories 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. PLZE2018 00366

Appeal of Maria USA Inc., 100 Putnam Green, Greenwich for a variance allowable signage size to permit the placement of new freestanding and wall signs on a lot located in the R-6 zone.

It was unanimously RESOLVED that said appeal be granted with conditions

After due consideration, the Board finds there is hardship due to the previous zone change from commercial to residential. Therefore, the requested variance of allowable signage size, to permit 32.5 square feet of signage, is granted with the condition that the signage not be illuminated.

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 August 6, 2018.

The next regular meeting is scheduled to be heard on August 8, 2018.

Arthur Delmhorst, Secretary