

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, July 26, 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  
John Vecchiolla

ABSENT: David Weisbrod  
Lawrence Larson

The following appeals were heard:

**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. PLZE201700310**

Appeal of Mill Post Realty, LLC, 134 East Putnam Avenue, Greenwich for a variance of permitted use to allow for a Group Fitness Center in the basement level of as building located in the CGBR zone.

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

After due consideration, the Board found there was no hardship articulated to justify the requested variance of permitted use to permit a basement level Group Fitness Center. Therefore, the appeal is denied.

Mr. Rogozinski made a motion to approve the appeal which was not seconded. Ms. Kirkpatrick made a motion to deny the appeal which was seconded by Mr. Vecchiolla. Messrs. Delmhorst, Sullivan, Vecchiolla and Ms. Kirkpatrick voted in favor of the motion. Mr. Rogozinski voted against the motion.

**APPEAL No. PLZE201700322**

Appeal of Steven and Jenny Forti, 357 Stanwich Road, Greenwich for a variance of street side yard setback to permit the construction of a new accessory garage located in the RA-2 zone.

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

Mr. Vecchiolla recused himself for this appeal.

**APPEAL No. PLZE201700345**

Appeal of The Rice 2000 Family Trust, 317 Stanwich Road, Greenwich for a variance of side yard setback to permit the placement of a generator on a property 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 the lot's topography and pre-existing non-conforming location of the existing generator. Therefore, the requested variance of side yard setback is granted.

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

**APPEAL No. PLZE201700350**

Appeal of John and Hollie Franke, 111 Park Avenue, Greenwich for special exception approval to permit the construction of a new 3 car garage on a property 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 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 2,558 square foot detached accessory garage is granted.

**APPEAL No. PLZE201700364**

Appeal of Tiong Sin Ong, 15 Oakley Lane, Greenwich for a variance of accessory structure location to permit the placement of an irrigation well structure on a lot without a principal 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 the requirement of needing a primary structure in order to have a well on an otherwise vacant lot. Therefore, the requested variance of allowable use to permit the placement of an irrigation well structure on a lot without a principal structure is granted.

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

**APPEAL No. PLZE201700377**

Appeal of Trustees of the Convent of the Sacred Heart, Inc., owner, Fairview Country Club, applicant, 1241 & 0 King Street, Greenwich for special exception approval to permit the incorporation of .818 acres of land into Fairview Country Club's property 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(a)(2) of the Building Zone Regulations have been met. Accordingly, the special exception to permit the incorporation of .818 acres of land into Fairview Country Club's property is granted.

The date of these minutes and rendition date of said decisions is August 7, 2017.

The next regular meeting is scheduled to be heard on August 9, 2017.

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Arthur Delmhorst, Acting Secretary