

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, July 27, 2016 at 8:00 P.M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT: Patricia Kirkpatrick, Acting Chairman
Lawrence Larson, Acting Secretary
Arthur Delmhorst
Ken Rogozinski
John Vecchiolla

ABSENT: David Weisbrod
Wayne Sullivan

The following appeals were heard:

APPEAL No. PLZE201600276

Appeal of the estate of Joan M. Santoro, Carmine Santoro, Barbara Wilson and Deborah Ann Wilson 55 Sheephill Road, Greenwich for a variance of required frontage depth to permit the division of 1 lot into 2 located in the R-7 zone.

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

The Board, after due consideration, finds that there is hardship due to the lots shape, size and topography. Therefore, the requested variance of required frontage depth is granted from sections 6-203 and 6-205(a).

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. PLZE201600310

Appeal of Mark and Jodi Sattler, 86 Lower Cross Road, Greenwich for variances of front and side yard setbacks to permit additions and alterations to a dwelling located in the RA-4 zone.

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

The Board, after due consideration, finds that there is hardship due to the lot's shape and size. Therefore, the requested variances of front and side yard setbacks, as shown on submitted plans, are granted from section 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. PLZE201600315

Appeal of Scott Lumby, 8 West Way Place, Riverside for variances of front and rear yard setbacks to permit the reconstruction of 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, topography and right of way width combined with the location of the existing dwelling. The requested variances of front and rear 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. PLZE201600326

Appeal of Putnam 600 Acquisition, LLC, 600 West Putnam Avenue, Greenwich for a variance of number of freestanding signs to permit the placement of a new sign at a commercial property located in the GBO zone.

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

The Board, after due consideration, finds that there is hardship due to the lot's topography, the physical disconnect of the 2 floors combined with the curvature of the road. Therefore, the requested variance for number of permitted freestanding signs is granted from section 6-164(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. PLZE201600329

Appeal of the Estate of John Spiess Kerbs, 32 West Way, Old Greenwich for a variance of front yard setback to permit the construction of a new dwelling located in the R-20 zone.

This application was withdrawn by the applicant.

The date of these minutes and rendition date of said decisions is August 8, 2016, 2016.

The next regular meeting is scheduled to be heard on August 10, 2016.

Lawrence Larson, Acting Secretary

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