MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, August 10, 2016 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
           Wayne Sullivan
           John Vecchiolla

ABSENT: David Weisbrod

The following appeals were heard:

APPEAL No. PLZE201600297

Appeal of Robert and Ethel Churchill, 10 West Crossway, Old Greenwich, CT for variances of front and street side yard setback to permit the construction of a new dwelling located in the R-20 zone.

It was unanimously RESOLVED that said appeal be continued at the applicants request.

APPEAL No. PLZE201600334

Appeal of Greenwich Shore Road, LLC, 184 Shore Road, Old Greenwich, CT for a variance of front yard setback to permit the construction of a new dwelling located in the R-20 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 front yard setback to permit the construction of a new dwelling. Therefore, the appeal is denied.

APPEAL No. PLZE201600340

Appeal of Matthew Emrich & Felica Schecter Emrich, 213 Riverside Avenue, Riverside, CT for a variance of floor area ratio to permit an addition to a dwelling located in the R-12 zone.

It was unanimously RESOLVED that said appeal be continued at the applicant’s request.
APPEAL No. PLZE201600349

Appeal of Christine Mary Lee, Trustee, 9 William Street, Riverside, CT for a variance of front yard setback to permit the construction of a new dwelling 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 there is hardship due to the reduction of nonconformities and deficiency of the right of way combined with the location of the flood zone line. The requested variance of front yard setback 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. PLZE201600350

Appeal of First Congregational Church of Greenwich, 108 Sound Beach Avenue, Old Greenwich, CT for special exception approval to permit improvements to an existing Church property including additions to existing dwellings, improvements to the Church building, the construction of a new two car garage and enlargement of the preschool program located in the R-7 zone.

It was unanimously RESOLVED that said appeal be granted with the following conditions:

After due consideration, the Board finds that the special exception standards as provided by sections 6-19, 6-20, 6-94(a)(5), 6-95(a)(2)(A), 6-203 and 6-205 of the Building Zone Regulations have been met. Accordingly, the special exception to permit improvements to an existing Church property, as shown on submitted plans, is granted with the condition that the applicant receive Planning and Zoning approval for the proposed project.

Arthur Delmhorst recused himself for this appeal.

APPEAL No. PLZE201600351

Appeal of Linda Filar, 15 Mortimer Drive, Old Greenwich, CT for a variance of front yard setback to permit the permit an existing deck to remain in it’s current in the R-12 zone.

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

The Board, after due consideration, finds there is hardship due to the practical difficulty of removing a portion of an existing deck. Therefore, the requested variance of front yard setback, as shown on submitted survey dated, 4/7/2016, 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. PLZE201600374

Appeal of Ms. M. Mascia, 46 Bedford Road, Greenwich, CT for variances of side yard setback and building height within a setback to permit a three story addition to a dwelling located in the RA-4 zone.

It was RESOLVED that said appeal be denied.

After due consideration, the Board found there was no hardship articulated to justify the requested variances of side yard setback and building height within a setback to permit a three story addition to a dwelling. Mr. Vecchiolla made a motion to approve the variance which was seconded by Mr. Delmhorst. Mr. Vecchiolla and Mr. Delmhorst voted in favor of the motion. Messrs.' Sullivan, Larson and Ms. Kirkpatrick voted against the motion. Having failed to receive 4 affirmative votes, the appeal is denied.

The date of these minutes and rendition date of said decisions is August 22, 2016, 2016.

The next regular meeting is scheduled to be heard on August 24, 2016.

Arthur Delmhorst, Acting Secretary