MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, August 23, 2017 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT:     David Weisbrod, Chairman
             Arthur Delmhorst, Acting Secretary
             Patricia Kirkpatrick
             Wayne Sullivan
             Ken Rogozinski
             John Vecchiolla

ABSENT:  Lawrence Larson

The following appeals were heard:

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

John Vecchiolla recused himself for this appeal.

**APPEAL No. PLZE201700413**

Appeal of High Tower Trading, LLC., owner, and Brunswick School, applicant, 1275 King Street, Greenwich for special exception approval to permit conversion of an existing office facility into a private school use on a property located in the RA-4 zone by Brunswick School or an entity controlled by the school.

It was RESOLVED that said appeal be granted with conditions.

After due consideration, finds that the special exception standards as provided by sections 6-19, 6-20 and 6-94 (a)(5) have been met. Accordingly, the special exception to permit conversion of an existing office facility into a private school use is granted with the conditions that an annual affidavit be submitted to the Zoning Enforcement Office acknowledging that at least half of the students are being brought to school by bus, the housing units on site be occupied by faculty of the school and that the effective date of the variance be the date that site is acquired by Brunswick School.

Mr. Vecchiolla made a motion to approve the appeal with conditions which was seconded by Mr. Weisbrod. Messrs. Delmhorst, Weisbrod, Vecchiolla and Ms. Kirkpatrick voted in favor of the motion. Mr. Sullivan voted against the motion.

Ken Rogozinski recused himself for this appeal.
APPEAL No. PLZE201700412

Appeal of Maximiliano Del Vento and Tyler Moss, 151 Park Avenue, Greenwich for variances of floor area ratio and side yard setback to permit additions to a dwelling located in the R-20 zone.

It was unanimously RESOLVED that said appeal be granted in part and denied in part on the following grounds:

After due consideration, the Board finds there is hardship due to the lot’s size combined with the reduction of nonconforming floor area. Therefore, the requested variance of floor area ratio is granted from sections 6-203 and 6-205.

Additionally, the Board finds there was not hardship articulated to justify the granting of a variance for side yard setback. Therefore, the appeal for side yard setback variance is denied.

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

John Vecchiolla did not sit for this appeal.

APPEAL No. PLZE201700421

Appeal of Jennifer and Garrett Cronin, 1 Turner Drive, Greenwich for a variance of rear yard setback to permit the construction of a new addition to a dwelling located in the RA-1 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, shape, deficient right of way widths on a corner lot. Therefore, the requested variance of rear 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.

John Vecchiolla did not sit for this appeal.

APPEAL No. PLZE201700427

Appeal of Tom Kennedy et al, 58 Spring Street, Greenwich for a variance of allowable number of stories to permit the construction of a new dwelling located in the R-6 zone.

It was 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 reduction of non-conforming required parking. Therefore, the requested variance of number of stories is granted from section 6-205(a)

The Board further finds that this relief can be granted without detriment to the public welfare of impairment to the integrity of the regulations.
Mr. Rogozinski made a motion to approve the appeal with conditions which was seconded by Mr. Delmhorst. Messrs. Delmhorst, Weisbrod, Sullivan and Rogozinski voted in favor of the motion. Ms. Kirkpatrick voted against the motion.

John Vecchiolla did not sit for this appeal.

The date of these minutes and rendition date of said decisions is September 4, 2017.

The next regular meeting is scheduled to be heard on September 13, 2017.

Arthur Delmhorst, Acting Secretary